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by

JEROME E. FOX, Ph.D.

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Teen Thunberg to Congress: 'Wake up.' 8-9

metro BET Limited-time $50 VISA gift card offer. 22

3 Free-agent WRs Eagles should consider. 23

8 THINGS TO KNOW

Fed cuts interest rates by quarter point; divided over next move

Second cut since July as central bank cites "uncertainty" around economic outlook.

REUTERS

The U.S. Federal Reserve on Wednesday delivered a widely expected interest-rate cut aimed at sustaining a record-long economic expansion, but gave few hints of whether or when it could reduce borrowing costs further.

The U.S. economic outlook is "favorable," with labor markets strong and inflation likely to return to the Fed's 2 percent inflation goal, Fed Chair Jerome Powell said in a news conference after the decision was announced.

But Fed policymakers decided to cut rates, he said, "to provide insurance against ongoing risks" including weak global growth and resurgent trade tensions.

"If the economy does turn down, then a more extensive sequence of rate cuts could be appropriate," he said. "We are going to be highly data-dependent .... We are not on a preset course."

The central bank also widened the gap between the interest it pays banks on excess reserves and the top of its policy rate range, a step taken to smooth out problems in money markets that prompted a market intervention by the New York Fed this week.

"If the economy does turn down, then a more extensive sequence of rate cuts could be appropriate."

U.S. Federal Reserve Chair Jerome Powell

In a hint that the Fed may soon take bigger steps, Powell acknowledged that strains in funding markets had been bigger than expected, and he said the central bank may need to resume increases to the Fed's balance sheet "earlier" than previously thought.

In lowering the benchmark overnight lending rate to a range of 1.75 percent to 2 percent on a 7-3 vote, the Fed's policy-setting committee nodded to ongoing global risks and "weakened" business investment and exports.

The rate cut fell short of the more aggressive reduction in borrowing costs that President Donald Trump had demanded from Fed officials, and he reacted by blasting the central bank and its chief.

"A terrible communicator," Trump said of Powell in his latest Twitter attack on the central bank and Powell.

"Jay Powell and the Federal Reserve Fail Again," Trump said.

U.S. stocks, lower ahead of the statement, dropped further, and Treasury yields ticked up from their lows of the day. The 10-year Treasury note yield inched up to 1.79 percent.

"Another rate cut from the Fed to try to shield the U.S. economy from global headwinds," said Joe Manimbo, senior market analyst at Western Union Business Solutions in Washington. "Today's move was more of a hawkish easing in that the Fed's median forecasts for rates suggested no more cuts this year, while some officials dissented."

DIVIDED FED

New projections showed policymakers at the median expected rates to stay within the new range through 2020. However, in a sign of ongoing divisions within the Fed, seven of 17 policymakers projected one more quarter-point rate cut in 2019.

3.7%

There was little change in policymakers' projections for the economy, with GDP growth seen at a slightly higher 2.2 percent this year and the unemployment rate to be 3.7 percent through 2020.

Five others, in contrast, see rates as needing to rise by the end of the year.

The divisions were reflected in dissents that came from both hawks and doves.

"There is a lot of uncertainty" around rate-path views and the economic outlook, Powell said.

St. Louis President James Bullard wanted a half-point cut while Boston Fed President Eric Rosengren and Kansas City Fed President Esther George did not want a rate cut at all.

There was little change in policymakers' projections for the economy, with GDP growth seen at a slightly higher 2.2 percent this year and the unemployment rate to be 3.7 percent through 2020. Inflation is projected to be 1.5 percent for the year, below the Fed's 2 percent target, before rising to 1.9 percent next year.

The Fed also cut rates in July, the first such move since 2008.

Fed officials have said the rate cuts are justified largely because of risks raised by Trump's trade war with China, a global economic slowdown and other overseas developments.

Their aim, they say, is to balance the potential need for lower rates against the risk that cheaper money may cause households and businesses to borrow too much, as happened in the run-up to the financial crisis more than a decade ago. REUTERS

Pa. joins states opposed to merger of T-Mobile, Sprint

2 Pennsylvania is joining more than a dozen states that have filed a lawsuit aimed at stopping T-Mobile US's $26 billion purchase of Sprint, New York Attorney General Letitia James said in a statement on Wednesday. All told, attorneys general from 17 states and the District of Columbia have signed on to stop the merger, which they argue will lead to higher prices for consumers. The multi-state lawsuit is being led by New York and California. The U.S. District Court in Manhattan has ordered that the trial be delayed to Dec. 9, a victory for the states, which said they needed more time to investigate the deal. The Justice Department has signed off on the merger. The Federal Communications Commission has indicated it plans to approve it and has begun the process of formally doing so. REUTERS

After Bolton, Trump picks Robert O'Brien as 4th NSA

3 U.S. President Donald Trump picked U.S. hostage negotiator Robert O'Brien on Wednesday as his fourth White House national security adviser, turning to a low-key choice for the position after the boisterous tenure of John Bolton. O'Brien's selection was a sign of U.S. Secretary of State Mike Pompeo's clout with the president, with U.S. officials saying Pompeo had made clear he would be happy with either O'Brien or another candidate, former deputy national security adviser Ricky Waddell. "I have worked long & hard with Robert. He will do a great job!" Trump tweeted. A source close to the White House said Trump wanted to pick a new adviser who would be able to get along well with Pompeo after the secretary of state sometimes struggled with Bolton. O'Brien, the source said, "is a low-profile, articulate negotiator who has a strong relationship with Pompeo." REUTERS

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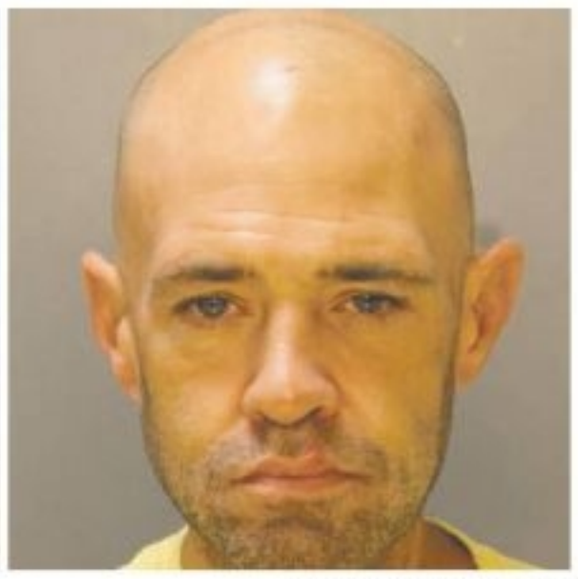

Brenda Jacobs (left) and Jade Babcock.

CRIME WATCH PA/PHILADELPHIA POLICE

Man confesses to murdering his ex after remains found in storage unit

State police followed a tip that led to the body of the Pa. woman, missing since 2003.

BECCA GLASSER-BAKER
Rebecca.Glasser@metro.us

A Philadelphia man has confessed to murdering his ex-girlfriend who went missing in 2003, and whose remains were recently found in a storage unit.

The victim's ex-boyfriend, Jade Gillette Babcock, 49, of Belmont Barracks, Philadelphia, was arrested and is charged with abuse of a corpse, tampering with evidence and obstruction of justice. The Philly DA office requested he be held without bail due to the likelihood of homicide charges.

"May those who have been missing and mourning Brenda Jacobs for years know some peace in the very near future," said D.A. Larry Krasner on Wednesday.

ABC reported that the remains were found at the Safeguard Self Storage facility in Northeast Philadelphia on Monday at 3:30 p.m. It was reported that the storage facility is over 200 miles from where the victim was last seen.

It is not clear if Babcock was the one who rented the storage unit.

NBC reported that state police received a tip on the disappearance of Brenda Jacobs, a mother of two children from Montoursville, who went missing on Dec. 29, 2003. The Philly DA's office reported that although Jacobs had been missing since 2003, her family reported her missing in 2013.

Officials reportedly acted on a tip and searched a storage unit near Westmoreland Street and Frankford Avenue Monday afternoon, and found human remains. Although police did not publicly identify the body, the family told outlets that they belonged to Jacobs.

Although her body has been found, family members still want answers.

Randy Jacobs, Brenda's brother, told NBC, "There's always going to be questions.

"Where did he kill her? When? Those are the kind of answers that we would want," Jacobs said.

Besides familial concerns, residents and other storage-unit customers expressed to ABC their concern about the body going unnoticed.

Catherine Daily, a local resident, told ABC, "It's scary! Having a dead body across the street from you and you don't know how it got there, who put it in there."

A customer of the storage units, Nelsa Jiminez, told ABC, "It's hard for them to see, to check the actual units, because you have your own key."

Jiminez added, "Only the person who owns that right now has the key to that unit."

Facility where the body was found. GOOGLE STREET MAPS

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U.S. Secretary of State Mike Pompeo arrives at King Abdulaziz International Airport in Jeddah, Saudi Arabia, Sept. 18, 2019. REUTERS

Pompeo: Saudi oil attacks were 'act of war' by Iran

President Trump called for increased sanctions as tensions escalate.

The United States wants to build a coalition of European and Arab partners to deter Iran after an attack on Saudi Arabia that Secretary of State Mike Pompeo described on Wednesday as "an act of war" against the world's top oil exporter.

"This is an attack of a scale we've just not seen before," Pompeo told reporters traveling with him before landing in the Saudi city of Jeddah for talks with Crown Prince Mohammed bin Salman. "The Saudis were the nation that were attacked. It was on their soil. It was an act of war against them directly."

The top U.S. diplomat, who will also visit the United Arab Emirates, said drone and cruise missile strikes on two Saudi oil installations on Saturday had not come from Yemen's Iran-aligned Houthi group, which has claimed responsibility.

Riyadh has said Iranian weapons were used and it is investigating the launch point. Iran has denied any involvement in the assault that initially halved Saudi Arabia's oil production.

U.S. President Donald Trump ordered a major increase in sanctions on Iran on Wednesday as Saudi Arabia displayed remnants of drones and missiles it said were used in a crippling attack on its oil sites "unquestionably sponsored" by Tehran.

Trump gave no explanation in a Twitter post announcing the order, but it followed repeated U.S. assertions that the Islamic Republic was behind Saturday's attack and came hours after Saudi Arabia said the strike was a "test of global will."

"I have just instructed the Secretary of the Treasury to substantially increase sanctions on the country of Iran!" he wrote.

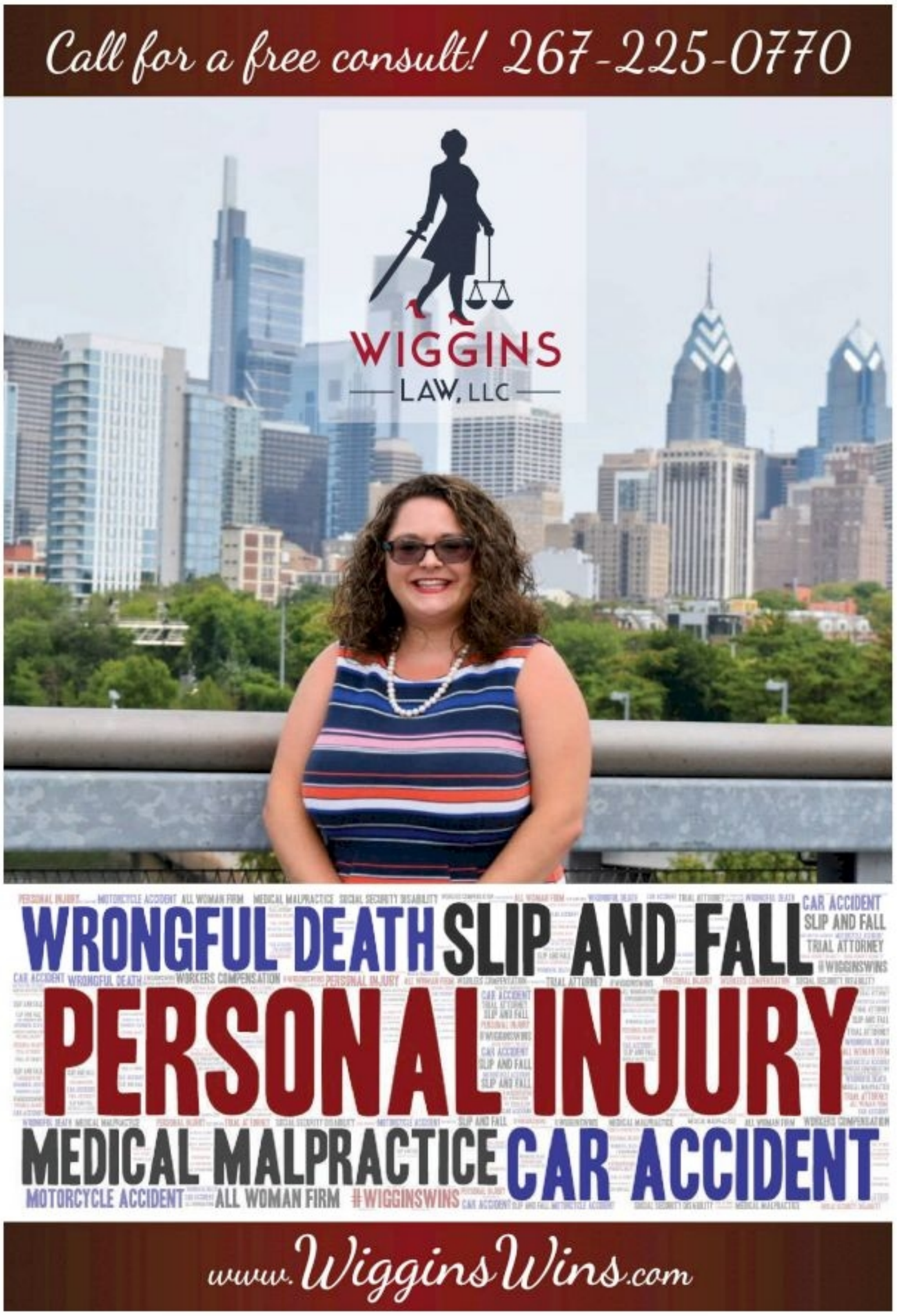
Pompeo said flight patterns suggested the attack did not come from the south, which is the direction of Yemen, and that the U.S. intelligence community has "high confidence" the weapons used were not in the Houthis' arsenal.

"Were that true — it's not, but were that true — it doesn't change the fingerprints of the Ayatollah as having put at risk the global energy supply," he said, referring to Iran's Supreme Leader Ayatollah Ali Khamenei.

> **"This is an attack of a scale we've just not seen before. The Saudis were the nation that were attacked. It was on their soil. It was an act of war against them directly."**
>
> Mike Pompeo

"We also know that these are systems that the Iranians have not deployed anyplace else, that they have not deployed outside of the country, to the best of our knowledge," he added.

Reuters reported on Tuesday that the United States believes the attacks originated in southwestern Iran, according to U.S. officials. REUTERS



US social media firms say they are removing violent content faster

Facebook's Monika Bickert, Twitter's Nick Pickles, Google's Derek Slater and the ADL's George Selim. REUTERS

Major U.S. social media firms told a Senate panel Wednesday they are doing more to prevent to remove violent or extremist content from online platforms in the wake of several high-profile incidents, focusing on using more technological tools to act faster.

Critics say too many violent videos or posts that back extremist groups supporting terrorism are not immediately removed from social media websites.

Sen. Richard Blumenthal, a Democrat, said social media firms need to do more to prevent violent content.

Facebook's head of global policy management, Monika Bickert, told the Senate Commerce Committee its software detection systems have "reduced the average time it takes for our AI to find a violation on Facebook Live to 12 seconds, a 90 percent reduction in our average detection time from a few months ago."

In May, Facebook Inc. said it would temporarily block users who break its rules from broadcasting live video. That followed an international outcry after a gunman killed 51 people in New Zealand and streamed the attack live on his page.

Bickert said Facebook asked law enforcement agencies to help it access "videos that could be helpful training tools" to improve its machine learning to detect violent videos.

Earlier this month, the owner of 8chan, an online message board linked to several recent mass shootings, gave a deposition on Capitol Hill after police in Texas said they were "reasonably confident" the man who shot and killed 22 people at a Walmart in El Paso, Texas.

Facebook banned links to violent content that appeared on 8chan.

Twitter Inc. public policy director Nick Pickles said the website suspended more than 1.5 million accounts for terrorism promotion violations between August 2015 and the end of 2018 with "more than 90 percent of these accounts are suspended through our proactive measures."

Twitter was asked by Sen. Rick Scott why the site allows Venezuelan President Nicolas Maduro to have an account given what he said were a series of brazen human rights violations. "If we remove that person's account it will not change facts on the ground," Pickles said, who added that Maduro's account has not broken Twitter's rules.

Alphabet Inc. unit Google's global director of information policy, Derek Slater, said the answer is "a combination of technology and people. Technology can get better and better at identifying patterns. People can help deal with the right nuances."

Of 9 million videos removed in a three-month period this year by YouTube, 87 percent were flagged by artificial intelligence. REUTERS

> **"[We have] reduced the time it takes for our AI to find a violation on Facebook Live to12 seconds — a 90 percent reduction."**
> Monika Bickert, Facebook head of global policy management

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Greta Thunberg to Congress: 'Wake up'

Teenage climate activist wraps six-day D.C. tour.

Greta Thunberg. GETTY IMAGES

Swedish teenager Greta Thunberg, who has inspired a global movement for climate change, delivered a strong message to U.S. lawmakers on Wednesday: "Wake up."

Wrapping up a six-day visit to Washington, D.C., the 16-year-old Thunberg rallied a room full of Democratic lawmakers and activists, urging them to follow scientific warnings and push for strong measures to combat climate change.

"This is not the time and place for dreams. This is the time to wake up," Thunberg said behind a lowered podium at the ornate House of Representatives Ways and Means Committee room.

Thunberg spent the day in Congress and on the steps of the Supreme Court, lending her star power to join U.S. and youth activists who were drumming up attention and support ahead of a global climate strike on Friday.

She began with a pointed message before a U.S. congressional hearing: "I don't want you to listen to me. I want you to listen to the scientists."

Thunberg, founder of the "Fridays for Future" weekly school walkouts to demand government climate-change action, submitted a 2018 report by the Intergovernmental Panel on Climate Change at the hearing in lieu of testimony. It urged rapid,

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unprecedented changes to the way people live in order to keep temperatures from rising by 1.5 degrees Celsius (2.7 Fahrenheit) by 2030.

"People in general don't seem to be aware of how severe the crisis" is, Thunberg said, urging lawmakers to "unite behind the science" and take action, saying that people need to treat climate change "like the existential crisis it is."

Thunberg was one of four students invited to a joint hearing of the House Foreign Affairs Subcommittee on Europe, Eurasia, Energy and the Environment and the Select Committee on the Climate Crisis, to provide the next generation's views on climate change.

> **"I don't want you to listen to me. I want you to listen to the scientists."**
>
> Greta Thunberg

Her first appearance took place last Friday in front of the White House, where she encouraged fellow young activists to keep fighting to be heard. She did not mention President Donald Trump, a climate change denier who moved to withdraw the United States from the Paris Climate Change Agreement early in his tenure, in her remarks.

On Wednesday, she called out the United States for being the "biggest carbon polluter in history" and the top producer of oil.

"And yet you are also the only nation in the world who has signaled with strong intention to leave the Paris agreement because it was a bad deal for the U.S.," she said. REUTERS

GETTY IMAGES

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India bans e-cigarettes as global backlash at vaping gathers pace

GETTY IMAGES

Ban cuts off world's second-largest smoker market from makers.

India banned the sale of electronic cigarettes on Wednesday and warned of an "epidemic" among young people, in the latest and potentially biggest move globally against vaping over growing health concerns.

The ban cuts off a huge future market from e-cigarette makers at a time when the number of people smoking worldwide is declining. It could dash the expansion plans of companies such as Juul Labs and Philip Morris International in the country.

"These novel products come with attractive appearances and multiple flavors and their use has increased exponentially and acquired epidemic proportions in developed countries, especially among youth and children," India's health ministry said.

The ban also covers the production, import and advertising of e-cigarettes — but not the use of them. It comes at a time when vaping is facing increased scrutiny in other countries.

The United States last week announced plans to remove flavored e-cigarettes from stores, warning that sweet flavors had drawn millions of children into nicotine addiction.

The Indian prohibition will be imposed through an executive order and will include jail terms of up to three years for offenders.

India has 106 million adult smokers, second only to China in the world, making it a lucrative market for companies making vaping products such as U.S.-based Juul and Philip Morris, which manufactures a heat-not-burn tobacco device.

The ban was announced by Finance Minister Nirmala Sitharaman at a news conference, where she showed various types of products to the media, including a Juul vaping device, which resembles a USB flash drive.

Juul had plans to launch its e-cigarette in India and has hired several senior executives in recent months. Philip Morris also has plans to launch its heat-not-burn smoking device in India, Reuters has reported.

A spokeswoman for Juul in India declined to comment. Philip Morris did not respond to a request for comment.

Juul, in which tobacco giant Altria Group owns a 35 percent stake, is already facing government scrutiny in its home market and elsewhere. In China, Juul said on Tuesday its products were not currently available on e-commerce websites, days after it entered the market.

HEALTH DISPUTE

India's vapor-products market was valued at $57 million in 2018, according to data from Euromonitor International. Before the ban, the research group estimated the market in India would grow by nearly 60 percent a year up to 2022.

Shane MacGuill, head of tobacco research at Euromonitor in London, said the India ban could push other countries to follow suit, hurting the global vape industry.

"India is obviously a market of huge potential for vapor products," he told Reuters. "This ban would decisively cut off access to that potential growth cohort for companies like Juul Labs and PMI (Philip Morris International)."

The global market for e-cigarettes is still small compared to cigarettes, but is growing rapidly. Last year global cigarette sales totalled more than $713 billion, compared to $15.7 billion for vapor products, according to Euromonitor. REUTERS

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Overview of the Sheriff Sale Process

There are two types of Sheriff Sales. The Judicial Mortgage Foreclosure Sales and the Tax Sales. The Tax Sales include Tax Lien, Tax Collection, and Tax Delinquent Sales.

Tax Sales

When the owner of a property located in the City of Philadelphia fails to make a payment arrangement on municipal debt levied on his/her property, that property may be sold at the Tax Sheriff Sale to allow the City to collect on that unpaid debt. These debts can include outstanding water and sewer bills, School District of Philadelphia taxes, and city property taxes. The sales also provide individuals the opportunity bid on and become the owner of tax delinquent properties, thereby acquiring lots, houses, or commercial and industrial buildings.

Judicial Mortgage Foreclosure Sale

The Judicial Mortgage Foreclosure Sherriff Sale is the process by which mortgage companies and other financial institutions seek to collect debts owed to them, particularly in instances where a homeowner defaults on his/her mortgage payments. As with Tax Sales, Foreclosure Sales allow individuals the opportunity to bid on properties and become homeowners.

How much will a property cost?

The lowest bid that can be offered is $600 and each successive bid must be made in $100 increments. The highest bidder will win the property and must be prepared to make a $600 or 10% deposit (whichever is highest) with a certified check or money order made out to the "Sheriff of Philadelphia." The remaining balance must be paid within 30 days of the sale. An extension of time to pay the balance is rare but may be granted by the Sheriff upon written request.

The second bidder

If you have been out-bid on a property, you can have your name recorded as the second bidder. If the highest bidder does not pay the balance in 30 days, the second bidder shall be granted the same 30 limit to make settlement with the Sheriff on his/her second bid. The second bidder must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the stage. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered at the sale.

How do I learn which properties are to be sold?

All properties that are court ordered to be sold at Sheriff Sales are advertised in the Legal Intelligencer and on a rotating basis in a paper of general circulation. You can also view a list of properties to be sold at Sheriff Sale online by clicking here.

When and where do the Philadelphia Sheriff's Sales take place?

The Judicial Foreclosure Sale is held on the first Tuesday of each month. There are also four different Tax Sales conducted each month and one on a quarterly basis. Click here for a list of all Sheriff Sales currently scheduled. All sales will take place at 9:00 AM at the First District AME Plaza located at 3801 Market Street on the 3rd Floor.

How are the properties identified before and during the sale?

Each property has an identification number called the writ number, which is listed in the newspaper and on our online listing before the property address. This number is used together with the property address when the property is offered for sale. The sale is conducted by an auctioneer who calls out each party by writ number and address.

IMPORTANT: Notice of owner's Right of Redemption after a Tax Delinquent Sale

Even if you win a bid on a Tax Sale property, within nine months of the acknowledgement of the deed, the owner of record can go to court and get permission to recover the property by paying all back taxes and the money paid by the winning bidder. This is called the Right of Redemption. Therefore, if purchase a property through Delinquent Tax Sheriff Sale and invest funds to improve the property in the first year, beware that those funds can be lost. The right of Redemption is only applicable if the property scheduled for Tax Sale is determined to be owner occupied 90 days prior to the sale. If the property is unoccupied or abandoned, there is no Right of Redemption.

The Right of Redemption does not apply to any property sold at the Mortgage Foreclosure Sheriff Sale. One way to protect yourself is to contact the City's Department of Licenses and Inspections to determine what outstanding code violations, if any, exist in the property.

Any work done to correct these violations must be reimbursed to you if the original owner reclaims the property during the Right of Redemption period. Therefore, make sure you get and keep detailed and accurate receipts for code related renovations.

What should you do before you bid?

Take a close look. It is strongly recommended that persons planning to bid at the sales make a site visit to the property prior to the sale. Many persons have bidded on vacant lots thinking that they were bidding on a property containing residential structures. The City is not authorized to permit or arrange for entry into properties listed for Sheriff Sales.

In order to buy a property from any tax sale, you must be tax compliant. Proof of compliance must be provided at the time of final settlement. You can print a certificate of compliance by visiting the website of the City Revenue Department. Once at the site, you will have to accept the terms of the website, then choose "Sheriff Sale" as the compliance type. You will then need to enter the name and tax id number of the person or entity purchasing the property. If the person or entity is tax compliant, you will have an opportunity to print out a compliance certificate. Print this certificate out and bring it with you when you pay final balance of sale. Make sure you have a form of government issued identification. You will need to present this ID at the sale in order to bid.

Consider the rehab costs. While there are some bargains to be had at Sheriff Sales, potential bidders, especially those seeking residential properties, are cautioned that the condition of properties may vary widely.

City loans and grants for income eligible owner occupants are available for Sheriff Sale properties only after the Right of Redemption period has expired. The City has set this policy to ensure that its limited resources do not benefit original owners.

Did you know the Sheriff's Office gives free seminars in English and Spanish on "How To Buy A Property at Sheriff's Sale"?

Check out **https://www.officeofphiladelphiasheriff.com/en/real-estate/upcoming-seminars** for the schedule of upcoming seminars.

Properties to be sold by **JEWELL WILLIAMS** Sheriff on Tuesday, October 1, 2019 at **First District Plaza, 3801 Market Street,** at 9:00 AM. (EST)

Conditions of Sheriff's Sale for JUDICIAL/FORECLOSURE SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars ($600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to resell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

Very truly yours,
JEWELL WILLIAMS
Sheriff
City and County of Philadelphia

www.Officeof Philadelphia Sheriff.com

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

SHERIFF'S SALE OF Tuesday, October 1, 2019

1910-301
12445 Sweet Briar Rd 19154 66th wd. 1,763 Sq. Ft. OPA#663173200 IMPROVEMENTS: RESIDENTIAL PROPERTY Ronald A. Wright a/k/a Ronald Wright C.P. April Term, 2017 No. 02746 $218,211.39 KML Law Group, P.C.

1910-302
2823 Chatham St 19134 25th wd. 861 Sq. Ft. OPA#251398600 IMPROVEMENTS: RESIDENTIAL PROPERTY John N. O'Boyle a/k/a John O'Boyle C.P. May Term, 2017 No. 03599 $65,795.76 KML Law Group, P.C.

1910-303
6325 Vine St 19139 34th wd. 2,535 Sq. Ft. OPA#343009100 IMPROVEMENTS: RESIDENTIAL PROPERTY Elaine Farnum and John Farnum C.P. December Term, 2009 No. 03464 $110,705.34 KML Law Group, P.C.

1910-304
3232 Emerald St 19134 45th wd. 1,263 Sq. Ft. OPA#452333600 IMPROVEMENTS: RESIDENTIAL PROPERTY Pennington 189 Management, LLC C.P. August Term, 2012 No. 03282 $83,877.24 KML Law Group, P.C.

1910-305
4523 Marple St 19136 65th wd. 1,117 Sq. Ft. OPA#651110700 IMPROVEMENTS: RESIDENTIAL PROPERTY Donna Prendergast and Michael Siemien C.P. January Term, 2015 No. 02895 $65,429.24 KML Law Group, P.C.

1910-306
837 S 58th St 19143 46th wd. 1,700 Sq. Ft. OPA#463285400 IMPROVEMENTS: RESIDENTIAL PROPERTY Karen Dunn Administratrix of the Estate of Bert N. Dunn Deceased C.P. June Term, 2018 No. 02617 $109,662.72 KML Law Group, P.C.

1910-307
2205 S Clarion St a/k/a 2205 Clarion St 19148 39th wd. 652 Sq. Ft. OPA#394442700 IMPROVEMENTS: RESIDENTIAL PROPERTY Jennifer R. Garner C.P. April Term, 2016 No. 02125 $229,500.33 KML Law Group, P.C.

1910-308
1533 W Butler St 19140 13th wd. 1,200 Sq. Ft. OPA#131084400 IMPROVEMENTS: RESIDENTIAL PROPERTY Keith A. King C.P. June Term, 2013 No. 01874 $23,304.41 KML Law Group, P.C.

1910-309
2174 Granite St 19124 62nd wd. 1,755 Sq. Ft. OPA#622081800 IMPROVEMENTS: RESIDENTIAL PROPERTY J.G., a minor, Solely in His Capacity as Heir of Bernice Groover, Deceased, in care of Paula Groover a/k/a Paula Melhuish, The Unknown Heirs of Bernice Groover, Deceased, Dennis Groover Solely in His Capacity as Heir of Bernice Groover, Deceased, Joseph Groover Solely in His Capacity as Heir of Bernice Groover, Deceased, Thomas Groover Solely in His Capacity as Heir of Bernice Groover, Deceased and William Groover Solely in His Capacity as Heir of Bernice Groover, Deceased C.P. October Term, 2017 No. 03970 $45,422.41 KML Law Group, P.C.

1910-310
419 W Earlham Terr 19144 12th wd. 995 Sq. Ft. OPA#124054200 IMPROVEMENTS: RESIDENTIAL PROPERTY Angela Ancrum and Vernon R. Ancrum C.P. July Term, 2014 No. 02125 $78,872.97 KML Law Group, P.C.

1910-311
1165 Atwood Rd 19151 34th wd. 1,240 Sq. Ft. OPA#344328400 IMPROVEMENTS: RESIDENTIAL PROPERTY Nakia M. Feribee C.P. November Term, 2017 No. 02191 $105,016.70 KML Law Group, P.C.

1910-312
8616 Fayette St 19150 50th wd. 1,454 Sq. Ft. OPA#502304400 IMPROVEMENTS: RESIDENTIAL PROPERTY Lynnise Culler Solely as Administratrix of The Estate of Taheera W. Hakim a/k/a Taheera Hakim-Robinson, Deceased, Rahman A. Hakim, Solely as Heir to Taheera W. Hakim a/k/a Taheera Hakim-Robinson, Deceased, Estate of Taheera W. Hakim a/k/a Taheera Hakim-Robinson, Deceased and All Unknown individuals, heirs, successors, assigns, business entities, non-profit entities and/or charitable entities having and/or claiming any right, title and/or interest therein, therefrom and/or thereunder and Kai T. Hakim-Lewis individually and as Heir to Taheera W. Hakim a/k/a Taheera Hakim-Robinson, Deceased C.P. April Term, 2016 No. 02221 $49,516.62 KML Law Group, P.C.

1910-313
2559 E Ontario St 19134 45th wd. 1,100 Sq. Ft. OPA#451044000 IMPROVEMENTS: RESIDENTIAL PROPERTY John Wendrychowicz, Jr. C.P. December Term, 2017 No. 02776 $174,438.38 KML Law Group, P.C.

1910-314
3414 Cottman Ave 19149 55th wd. 1,600 Sq. Ft. OPA#551517400 IMPROVEMENTS: RESIDENTIAL PROPERTY Daisy Hurtado C.P. December Term, 2006 No. 00692 $87,482.18 KML Law Group, P.C.

1910-315
7227 Jackson St 19135 41st wd. 1,485 Sq. Ft. OPA#412324100 IMPROVEMENTS: RESIDENTIAL PROPERTY Ieshia D. Neal C.P. July Term, 2016 No. 03138 $144,886.29 KML Law Group, P.C.

1910-316
979 Carver St 19124 35th wd. 980 Sq. Ft. OPA#351259400 IMPROVEMENTS: RESIDENTIAL PROPERTY Juanita Malave-Garcia C.P. June Term, 2016 No. 02568 $132,533.64 KML Law Group, P.C.

1910-317
6345 Overbrook Ave 19151 34th wd. 12,893 Sq. Ft. OPA#344177400 IMPROVEMENTS: RESIDENTIAL PROPERTY Christopher Baxter C.P. March Term, 2015 No. 03453 $287,188.53 KML Law Group, P.C.

1910-318
157 Mifflin St 19148 1st wd. 915 Sq. Ft. OPA#011171300 IMPROVEMENTS: RESIDENTIAL PROPERTY Jade Carroll and Kevin Carroll C.P. March Term, 2017 No. 00459 $149,144.74 KML Law Group, P.C.

1910-319
69 E. Hortter St 19119-2205 22nd wd. 953 Sq. Ft. OPA#221177000 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING Renee McFarland C.P. October Term, 2018 No. 00258 $62,253.15 Hladik, Onorato, & Federman, LLP

1910-320
1702 Mohican St 19138 10th wd. 1,360 Sq. Ft. OPA#102235800 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING Sherryl White-Greene C.P. November Term, 2018 No. 01881 $116,256.07 Hladik, Onorato, & Federman, LLP

1910-321
4225 Stirling St 19135-3111 55th wd. 1,272 Sq. Ft. OPA#552057000 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING Thomas J. Devern and Anita Beth Devern C.P. February Term, 2019 No. 01391 $106,646.54 Hladik, Onorato, & Federman, LLP

1910-322
6820 Wyncote Ave 19138 10th wd. 810 Sq. Ft. OPA#102096900 IMPROVEMENTS: RESIDENTIAL PROPERTY Natisha Hall C.P. June Term, 2018 No. 01118 $86,307.53 KML Law Group, P.C.

1910-323
1022 E Mount Airy Ave 19150 50th wd. 3,453 Sq. Ft. OPA#502481800 IMPROVEMENTS: RESIDENTIAL PROPERTY Marian V. Williams as Administratrix of the Estate of Norma Wiggins Deceased C.P. October Term, 2018 No. 02933 $154,637.13 KML Law Group, P.C.

1910-324
3081 Agate St 19134 25th wd. 702 Sq. Ft. OPA#252332800 IMPROVEMENTS: RESIDENTIAL PROPERTY Omayra Santiago C.P. March Term, 2018 No. 00266 $49,430.32 KML Law Group, P.C.

1910-325
1000 N 46th St 19131 6th wd. 1,342 Sq. Ft. OPA#062379100 IMPROVEMENTS: RESIDENTIAL PROPERTY Robert K. Potts as Executor of the Estate of Rosa Mae Potts Deceased C.P. November Term, 2018 No. 03132 $92,775.79 KML Law Group, P.C.

1910-326
7536 Brentwood Rd 19151 34th wd. 1,300 Sq. Ft. OPA#343222000 IMPROVEMENTS: RESIDENTIAL PROPERTY Wanda Johnson C.P. August Term, 2017 No. 01620 $42,585.50 KML Law Group, P.C.

1910-327
7207 Buist Ave 19142 40th wd. 1,120 Sq. Ft. OPA#404280000 IMPROVEMENTS: RESIDENTIAL PROPERTY Kevin Harris Jr. a/k/a Kevin Harris C.P. January Term, 2019 No. 02231 $123,319.57 KML Law Group, P.C.

1910-328
7356 N Bouvier St 19126 10th wd. 1,526 Sq. Ft. OPA#101081800 IMPROVEMENTS: RESIDENTIAL PROPERTY Joseph Smith Solely in His Capacity as Heir of Victoria M. Smith a/k/a Victoria Smith, Eric Turner Solely in His Capacity as Heir of Victoria M. Smith a/k/a Victoria Smith, Jason Turner Solely in His Capacity as Heir of Victoria M. Smith a/k/a Victoria Smith, The Unknown Heirs of Victoria M. Smith a/k/a Victoria Smith Deceased and Anthony Young Solely in His Capacity as Heir of Victoria M. Smith a/k/a Victoria Smith C.P. March Term, 2018 No. 00104 $124,833.83 KML Law Group, P.C.

1910-329
360 Longshore Ave 19111 35th wd. 4,075 Sq. Ft. OPA#353153100 IMPROVEMENTS: RESIDENTIAL PROPERTY Suzanne Gokool as Administratrix of the Estate of Deo Gokool Deceased C.P. September Term, 2018 No. 02504 $220,952.99 KML Law Group, P.C.

1910-330
4977 Penway St 19124 23rd wd. 1,425 Sq. Ft. OPA#233109000 IMPROVEMENTS: RESIDENTIAL PROPERTY Jonathan Rodriguez C.P. August Term, 2018 No. 01531 $115,486.51 KML Law Group, P.C.

1910-331
2821 Memphis St 19134 25th wd. ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southeasterly side of Memphis St at the distance of One hundred forty-eight feet Northeastwardly from the Northeasterly side of Somerset Street in the 25th War of the City of Philadelphia; CONTAINING in front or breadth on the said Memphis Street Fourteen feet, Two inches and extending of that width in length or depth Southeastwardly between lines parallel with the said Somerset Stree Sixty-four feet, Three and three-quarters inches to a certain Three feet wide alley, which extend Southwestwardly from Auburn Street and communicates at its Southwesternmost end with a certain other alley Three feet wide, which extends Northwestwardly and Southeastwardly from the said Memphis Street to Aramingo Avenue. PRCL# 25-1-4848-00 IMPROVEMENTS: ROW 2 STY MASONRY Pennington 189 Management LLC et. al. C.P. November Term, 2014 No. 02112 $96,937.56 Anita J. Murray, Esq.

1910-332
3439 N 17th St 19140 11th wd. 17,033 Sq. Ft. OPA#776615010 IMPROVEMENTS: COMMERCIAL BUILDING Hero Incorporated C.P. October Term, 2015 No. 03440 $1,276,334.45 Drew Salaman, Esquire

1910-333
3900 Ford Rd, Unit 4C 19131 52nd wd. Park Plaza Condominium: 1,206 Improvement Area Sq. Ft. OPA#888520039 IMPROVEMENTS: RESIDENTIAL DWELLING Vicki Jo Mest C.P. June Term, 2018 No. 02254 $133,760.83 Joseph R. Loverdi, Esquire

1910-334
6509 N 16th St 19126 17th wd. ROW B/GAR 2 STY MASONRY; 1,442 Sq. Ft. BRT#172134000 IMPROVEMENTS: RESIDENTIAL DWELLING Jenna M. Shomo C.P. April Term, 2018 No. 03282 $106,036.93 McCabe, Weisberg, & Conway, LLC

1910-335
10820 Modena Terr 19154 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1,449 Sq. Ft. BRT#662053300 IMPROVEMENTS: RESIDENTIAL DWELLING Kelly A. O'Keefe and Matthew J. Schwartz C.P. September Term, 2016 No. 01645 $77,335.90 McCabe, Weisberg, & Conway, LLC

1910-336
2991 Mercer St 19134 25th wd. 999 Sq. Ft. OPA#251267000 IMPROVEMENTS: RESIDENTIAL PROPERTY Debra Moran as Administratrix of the Estate of Michelle Elizabeth Moran C.P. February Term, 2017 No. 04630 $147,458.44 KML Law Group, P.C.

1910-337
7007 N Broad St 19126 61st wd. ROW B/GAR 2 STY STONE; 1,504 Sq. Ft. BRT#611210900 IMPROVEMENTS: RESIDENTIAL DWELLING Troy Lewis and Joyia Lewis C.P. January Term, 2019 No. 00735 $153,155.05 McCabe, Weisberg, & Conway, LLC

1910-338
3725 N 15th St 19140 13th wd. 1,280 Sq. Ft. OPA#131141200 IMPROVEMENTS: RESIDENTIAL PROPERTY Cynthia Muse C.P. September Term, 2015 No. 01611 $91,781.51 KML Law Group, P.C.

1910-339
5127 N Broad St 19141 49th wd. 2,195 Sq. Ft. OPA#493248800 IMPROVEMENTS: RESIDENTIAL PROPERTY Willie Jackson C.P. October Term, 2018 No. 00138 $164,502.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-340
1940 W Sparks St 19141 49th wd. ROW W/DET GAR 2 STY MAS; 1,180 Sq. Ft. BRT#171273000 IMPROVEMENTS: RESIDENTIAL DWELLING Randy Stewart, Known Surviving Heir of Joseph Stewart, Gary Stewart, Known Surviving Heir of Joseph Stewart, Frederick L. Stewart, Known Surviving Heir of Joseph Stewart, Gloria Stewart, Known Surviving Heir of Joseph Stewart, Frederick J. Stewart, Known Surviving Heir of Joseph Stewart, Arthur Stewart, Known Surviving Heir of Joseph Stewart, Roney Stewart, Known Surviving Heir of Joseph Stewart, and Unknown Surviving Heirs of Joseph Stewart C.P. January Term, 2018 No. 01989 $78,269.12 McCabe, Weisberg, & Conway, LLC

1910-341
3445 N Orianna St 19140 19th wd. 928 Sq. Ft.; Row Two Story Masonry BRT#193085900 IMPROVEMENTS: RESIDENTIAL DWELLING Luis Ramos $65,476.53 McCabe, Weisberg, & Conway, LLC

1910-342
4448 N 19th St 19140 13th wd. 1,435 Sq. Ft. OPA#132211600 IMPROVEMENTS: RESIDENTIAL PROPERTY Sering T. Whitehead C.P. January Term, 2019 No. 03020 $70,624.16 KML Law Group, P.C.

1910-343
4224 Levick St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1,324 Sq. Ft. BRT#552075300 IMPROVEMENTS: RESIDENTIAL DWELLING Angelique Bridges C.P. January Term, 2019 No. 02215 $82,745.25 McCabe, Weisberg, & Conway, LLC

1910-344
907 Sigel St 19148 1st wd. ROW 2 STY MASONRY; 1,149 Sq. Ft. BRT#012365600 IMPROVEMENTS: RESIDENTIAL DWELLING Estelle Agnes, Known Surviving Heir of Louis Agnes, Louis Agnes, Known Surviving Heir of Louis Agnes, Elaine Agnes, Known Surviving Heir of Louis Agnes, Celeste Agnes, Known Surviv-

SHERIFF'S SALE

ing Heir of Louis Agnes, B.A., A Minor, Known Surviving Heir of Louis Agnes and Unknown Surviving Heirs of Louis Agnes C.P. November Term, 2018 No. 02936 $116,518.74 McCabe, Weisberg, & Conway, LLC

1910-345

3271 Holme Ave 19114 57th wd. ROW B/GAR 2 STY MASONRY; 1,132 Sq. Ft. BRT#572034900 IMPROVEMENTS: RESIDENTIAL DWELLING Frances D. Borrelli C.P. March Term, 2019 No. 00366 $151,606.57 McCabe, Weisberg, & Conway, LLC

1910-346

4708 Higbee St 19135 41st wd. Land: 2,500 Sq. Ft.; Improvement: 1,125 Sq. Ft.; Total: 2,500 Sq. Ft. OPA#411130600 IMPROVEMENTS: RESIDENTIAL PROPERTY Sylvia Zolk and Brian Zolk a/k/a Brian K. Zolk C.P. February Term, 2019 No. 01394 $228,044.86 Richard M. Squire & Associates, LLC

1910-347

1828 Frankford Ave 19125 18th wd. Covential Row, Apartment, 3 Story; 4,230 Sq. Ft. BRT#183050100 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL DWELLING Jeffrey C. Marshall C.P. November Term, 2018 No. 02942 $28,931.56 McCabe, Weisberg, & Conway, LLC

1910-348

5803 Cottage St 19135 62nd wd. 1,300 Sq. Ft. OPA#622387600 IMPROVEMENTS: RESIDENTIAL PROPERTY Jennifer Jackson a/k/a Jennifer Formiglia C.P. November Term, 2018 No. 01662 $42,604.91 KML Law Group, P.C.

1910-349

191 Sparks St 19120 61st wd. 1,050 Sq. Ft. OPA#611265500 IMPROVEMENTS: RESIDENTIAL PROPERTY Bennetta O. Lyons C.P. April Term, 2018 No. 00118 $92,470.94 KML Law Group, P.C.

1910-350

7924 Cottage St 19136 65th wd. APT 2-4 UNITS 2 STY MASON; 1,598 Sq. Ft. BRT#651242230 IMPROVEMENTS: RESIDENTIAL DWELLING Edward Tkach and Elvira Tkach C.P. July Term, 2018 No. 02566 $241,036.76 McCabe, Weisberg, & Conway, LLC

1910-351

1422 Imogene St 19124 23rd wd. 666 Sq. Ft. OPA#234033900 IMPROVEMENTS: RESIDENTIAL PROPERTY John K. Campbell C.P. February Term, 2019 No. 02924 $16,734.97 KML Law Group, P.C.

1910-352

1024 S 22nd St 19146 30th wd. 1,457 Sq. Ft. OPA#302296800 IMPROVEMENTS: RESIDENTIAL PROPERTY Nicholas A. Offenbacher C.P. December Term, 2013 No. 00110 $308,921.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1910-353

2118 Robbins Ave a/k/a 2118 Robbins St 19149 62nd wd. 1,588 Sq. Ft. OPA#621276700 IMPROVEMENTS: RESIDENTIAL PROPERTY Teresa Cruz and Francisco Rosa C.P. May Term, 2017 No. 02094 $150,836.88 KML Law Group, P.C.

1910-354

5814 Belmar Terr a/k/a 5814 Belmar St 19143 3rd wd. 1,088 Sq. Ft. OPA#034106600 IMPROVEMENTS: RESIDENTIAL PROPERTY Mitzie Lyons-Foster, a/k/a Mitzie Lyons Foster C.P. November Term, 2018 No. 01554 $58,570.85 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1910-355

1527 S Carlisle St 19146 36th wd. 1,336 Sq. Ft. OPA#365021400 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Mary A. Faustino C.P. February Term, 2019 No. 01351 $58,743.41 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-356

1216 N Frazier St 19131 4th wd. 1,282 Sq. Ft. OPA#043076800 IMPROVEMENTS: RESIDENTIAL PROPERTY Patricia Owens (deceased); Falisha J. Owens; Phillip Owens C.P. June Term, 2018 No. 02963 $40,751.32 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1910-357

6829 N 17th St 19126 10th wd. 1,145 Sq. Ft.; Improvements: 1,224 Sq. Ft. OPA#101048900 IMPROVEMENTS: ROW B/GAR 2 STY MASONRY Marcy Townsell, in Her Capacity as Adminstratrix and heir of Morgan Townsell a/k/a Morgan Townsell, Jr., Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Morgan Townsell a/k/a Morgan Townsell, Jr., Deceased C.P. September Term, 2018 No. 00513 $87,807.49 Robert Crawley

1910-358

4130 W Girard Ave 19104 6th wd. 3,102 Sq. Ft. OPA#062168900 IMPROVEMENTS: RESIDENTIAL PROPERTY Shirley M. Ross, a/k/a Shirley Ross C.P. April Term, 2018 No. 00649 $167,898.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-359

1803 73rd Ave 19126 10th wd. 1,141 Sq. Ft. OPA#101349000 IMPROVEMENTS: RESIDENTIAL DWELLING Joyce Gilliam C.P. December Term, 2018 No. 03580 $68,255.94 RAS Citron, LLC, Robert Crawley, Esq

1910-360

4313 Ludlow St 19104 27th wd. Land Area: 1,204 Sq. Ft.; Improvement Area: 1,006 Sq. Ft. OPA#272006800 IMPROVEMENTS: RESIDENTIAL DWELLING Bashisha Sherrod C.P. January Term, 2007 No. 01374 $68,697.74 RAS Citron, Robert Crawley Esq.

1910-361

8342 Williams Ave 19150 50th wd. Land Area: 2,004 Sq. Ft.; Improvement Area: 1,152 Sq. Ft. OPA#502250800 IMPROVEMENTS: RESIDENTIAL DWELLING Phyllis Small, in Her Capacity as Executrix of the Estate of Joyce Butler a/k/a Joyce Marion Butler a/k/a Joyce Marian Butler C.P. February Term, 2019 No. 00905 $152,595.60 RAS Citron, Robert Crawley, Esq.

1910-362

5916 Henry Ave 19128 21st wd. 1,711 Sq. Ft. OPA#213247200 IMPROVEMENTS: RESIDENTIAL PROPERTY Anthony Wychunis C.P. January Term, 2019 No. 02953 $57,495.13 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-363

1032 N Orianna St 19123 5th wd. Land Area: 1,216 Sq. Ft.; Improvement Area: 2,043 Sq. Ft. OPA#057095420 IMPROVEMENTS: RESIDENTIAL DWELLING Sharon McPherson; Joseph Steward a/k/a Joseph Steward III C.P. April Term, 2018 No. 03477 $454,369.21 RAS Citron, LLC, Robert Crawley, Esq.

1910-364

3437 N 6th St 19140 43rd wd. 1,120 Sq. Ft. OPA#431109500 IMPROVEMENTS: RESIDENTIAL PROPERTY Wanda Reyes, a/k/a Wanda Villanueva C.P. February Term, 2019 No. 02071 $52,416.93 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1910-365

5946 Christian St 19143 3rd wd. 1,695 Sq. Ft.; Improvements: 1,412 Sq. Ft. OPA#033065100 IMPROVEMENTS: ROW / GAR 2 STY MASONRY Rosiland West C.P. June Term, 2015 No. 01431 $107,177.24 Robert Crawley

1910-366

3948 Lawndale St 19124 33rd wd. 1,138 Sq. Ft. OPA#332256800 IMPROVEMENTS: RESIDENTIAL PROPERTY Ivano Berta, a/k/a I. Berta C.P. October Term, 2018 No. 04064 $86,233.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1910-367

237 E Haines St 19144 22nd wd. 2,560 Sq. Ft. BRT#592002800 IMPROVEMENTS: RESIDENTIAL DWELLING Dana Y. Robinson C.P. July Term, 2018 No. 00633 $43,054.32 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq., Lorraine Gazzara Doyle, Esq

1910-368

3447 Emerald St 19134 45th wd. 938 Sq. Ft. BRT#452323900 IMPROVEMENTS: RESIDENTIAL DWELLING Antonio Serrano, Jr. C.P. March Term, 2018 No. 01535 $59,692.85 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-369

2817 Benner St 19149 62nd wd. 1,224 Sq. Ft. OPA#621153400 IMPROVEMENTS: RESIDENTIAL PROPERTY Kelly Buettler; John A. Buettler, a/k/a John Buettler, a/k/a John A. Buettler, Jr. C.P. August Term, 2018 No. 03016 $128,719.85 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1910-370

532 E Brinton St 19144 59th wd. 2,951 Sq. Ft. OPA#592171000 IMPROVEMENTS: RESIDENTIAL PROPERTY Monique S. Bennett, a/k/a Monique Bennett; Carlton J. Bennett, a/k/a Carlton Bennett C.P. April Term, 2017 No. 02521 $40,927.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1910-371

3234 Rhett Rd 19154 66th wd. 1,788 Sq. Ft. OPA#662469400 IMPROVEMENTS: RESIDENTIAL PROPERTY William P. Weissinger, Jr. C.P. August Term, 2018 No. 03123 $151,066.14 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1910-372

150 Covington Rd 19120 61st wd. 1,944 Sq. Ft. OPA#611442000 IMPROVEMENTS: RESIDENTIAL PROPERTY Roudy Rympel C.P. March Term, 2017 No. 02490 $97,307.28 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1910-373

5939 Malta St 19120 35th wd. 1,058 Sq. Ft. OPA#352285500 IMPROVEMENTS: RESIDENTIAL PROPERTY Tomeka Bailey C.P. March Term, 2017 No. 02716 $116,556.25 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-374

1328 N Alden St 19131-4114 4th wd. 1,218 Sq. Ft. OPA#043119900 IMPROVEMENTS: RESIDENTIAL PROPERTY Abraham Chester C.P. February Term, 2019 No. 00946 $71,415.79 Phelan Hallinan Diamond & Jones, LLP

1910-375

12734 Hollins Rd 19154-1510 66th wd. 1,360 Sq. Ft. OPA#663338600 IMPROVEMENTS: RESIDENTIAL PROPERTY Renee Stieffenhofer C.P. February Term, 2019 No. 01953 $118,548.21 Phelan Hallinan Diamond & Jones, LLP

1910-376

5068 McKean Ave 19144-4125 13th wd. 1,714 Sq. Ft. OPA#133151200 IMPROVEMENTS: RESIDENTIAL PROPERTY Alesha Jones C.P. April Term, 2018 No. 01424 $170,285.65 Phelan Hallinan Diamond & Jones, LLP

1910-377

901 N Penn St Unit R2604 19123-3160 88th wd. 731 Sq. Ft. OPA#888062288 IMPROVEMENTS: RESIDENTIAL PROPERTY Matthew Blum C.P. January Term, 2019 No. 00302 $236,872.23 Phelan Hallinan Diamond & Jones, LLP

1910-378

8607 Brierdale Rd 19128-2002 21st wd. 1,570 Sq. Ft. OPA#214248100 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Richard A. Pacell C.P. April Term, 2016 No. 03377 $138,184.30 Phelan Hallinan Diamond & Jones, LLP

1910-379

413 E Sharpnack St 19119 22nd wd. 1,181 Sq. Ft. OPA#221129300 IMPROVEMENTS: RESIDENTIAL PROPERTY Michele Burnam C.P. February Term, 2019 No. 02932 $116,967.96 KML Law Group, P.C.

1910-380

1210 Alcott St 19149 35th wd. Land Area: 1,103 Sq. Ft. BRT#352067000 IMPROVEMENTS: RESIDENTIAL DWELLING Brian Ductor a/k/a Brian M. Ductor C.P. July Term, 2018 No. 03343 $37,288.10 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-381

121 S Redfield St 19139 3rd wd. (formerly 46th wd.) 1,040 Sq. Ft. BRT#031133500 IMPROVEMENTS: RESIDENTIAL DWELLING Lorraine Young C.P. October Term, 2018 No. 03701 $85,771.88 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-382

9028 Ashton Rd 19136 57th wd. 7,150 Sq. Ft.; Improvements: 1,296 Sq. Ft. OPA#571311500 IMPROVEMENTS: DET W/D 2 STY MASONRY Warren G. Geiger, Jr. C.P. June Term, 2018 No. 01777 $122,222.90 Robert Crawley

1910-383

4601 Oakmont St 19136 65th wd. Land Area: 1,892 Sq. Ft.; Improvement Area: 1,132 Sq. Ft. OPA#651082900 IMPROVEMENTS: RESIDENTIAL DWELLING Helen Ann Scola, in Her Capacity as Heir of Dolores A. McGovern a/k/a Dolores McGoveren; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Dolores A. McGovern a/k/a Dolores McGovern C.P. February Term, 2019 No. 01372 $135,439.93 RAS Citron, LLC, Robert Crawley, Esq

1910-384

5313 Walnut St 19139 53rd wd. 1,187 Sq. Ft. BRT#603023300 IMPROVEMENTS: RESIDENTIAL DWELLING Arnett Arthur Woodall C.P. April Term, 2018 No. 00996 $109,535.03 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-385

423 Fern St 19120-1813 61st wd. 1,200 Sq. Ft. OPA#612205000 IMPROVEMENTS: RESIDENTIAL PROPERTY Tyrone Alston; Tracey A. Alston C.P. May Term, 2017 No. 03121 $126,597.33 Phelan Hallinan Diamond & Jones, LLP

1910-386

2015 E Firth St 19125-1315 31st wd. 786 Sq. Ft. OPA#314058100 IMPROVEMENTS: RESIDENTIAL PROPERTY Jon B. Batista C.P. November Term, 2013 No. 03079 $137,251.48 Phelan Hallinan Diamond & Jones, LLP

1910-387

919 N Front St, B 19123-1715 5th wd. 2,491 Sq. Ft. OPA#057019120 IMPROVEMENTS: RESIDENTIAL PROPERTY Sean F. Mccullough; Christina M. Spicer C.P. December Term, 2018 No. 03520 $407,975.57 Phelan Hallinan Diamond & Jones, LLP

1910-388

4603 Lansing St 19136-3202 65th wd. 1,024 Sq. Ft. OPA#651177800 IMPROVEMENTS: RESIDENTIAL PROPERTY Joseph Loughlin C.P. July Term, 2016 No. 03209 $109,592.15 Phelan Hallinan Diamond & Jones, LLP

1910-389

6328 Newtown Ave 19111 35th wd. 9,362 Sq. Ft. OPA#353184500 IMPROVEMENTS: RESIDENTIAL PROPERTY Terrence J. Bishop a/k/a Terrence Bishop and Carla Laverna Bishop a/k/a Carla Bishop C.P. February Term, 2016 No. 04556 $368,966.14 KML Law Group, P.C.

1910-390

5634 Thomas Ave 19143-4645 51st wd. 1,230 Sq. Ft. OPA#513092000 IMPROVEMENTS: RESIDENTIAL PROPERTY Colleen P. Goodwyn a/k/a Colleen Goodwyn; Bernadette M. Goodwyn a/k/a Bernadette Goodwyn C.P. December Term, 2017 No. 04066 $89,785.58 Phelan Hallinan Diamond & Jones, LLP

1910-391

1406 E Sharpnack St 19150-2108 50th wd. 1,084 Sq. Ft. OPA#501471400 IMPROVEMENTS: RESIDENTIAL PROPERTY Ricardo A. Forrest C.P. March Term, 2019 No. 00811 $119,496.49 Phelan Hallinan Diamond & Jones, LLP

1910-392

6059 Lawndale St 19111 35th wd. 1,646 Sq. Ft. OPA#352324900 IMPROVEMENTS: RESIDENTIAL PROPERTY Niyah Smith-Walker and Sheldon Walker C.P. January Term, 2017 No. 02611 $162,539.40 KML Law Group, P.C.

1910-393

2458 Cedar St 19125-3020 31st wd. 900 Sq. Ft. OPA#312034000 IMPROVEMENTS: RESIDENTIAL PROPERTY Robin Currid C.P. August Term, 2017 No. 02512 $152,188.58 Phelan Hallinan Diamond & Jones, LLP

1910-394

7219 Marsden St 19135-1224 41st wd. 1,440 Sq. Ft. OPA#412392200 IMPROVEMENTS: RESIDENTIAL PROPERTY Farzana Chughtai; Mohammad Amir Chughtai a/k/a Mohammad A. Chughtai C.P. March Term, 2019 No. 00622 $197,191.84 Phelan Hallinan Diamond & Jones, LLP

1910-395

6337 Mershon St 19149 62nd wd. 1,029 Sq. Ft. OPA#621585400 IMPROVEMENTS: RESIDENTIAL PROPERTY Lisa M. Balthaser C.P. April Term, 2017 No. 00463 $92,657.47 KML Law Group, P.C.

1910-396

5817 Henry Ave 19128 21st wd. 4,329 Sq. Ft. BRT/OPA# 871527960 Subject to Mortgage IMPROVEMENTS: S/D OFF 2 STY MASONRY Purple Door Investments, LLC C.P. March Term, 2019 No. 001219 $196,364.08 Daniel D. Haggerty, Esquire, Kang Haggerty & Fethroyt LLC

1910-397

5629 Pemberton St 19143-2419 46th wd. 1,194 Sq. Ft. OPA#463060600 IMPROVEMENTS: RESIDENTIAL PROPERTY Nasiybah Sayfullah C.P. April Term, 2019 No. 01169 $148,441.49 Phelan Hallinan Diamond & Jones, LLP

1910-398

6022 Locust St 19139 3rd wd. 1,392 Sq. Ft. OPA#031093900 IMPROVEMENTS: RESIDENTIAL PROPERTY Camille Fowler C.P. April Term, 2017 No. 00076 $145,174.21 KML Law Group, P.C.

1910-399

749 Magee Ave 19111 35th wd. Land Area: 2,340 Sq. Ft. BRT#353109401 IMPROVEMENTS: RESIDENTIAL DWELLING Tatyna Petrosov and Dmitriy Koslov C.P. July Term, 2013 No. 04445 $214,085.16 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-400

1221 N 53rd St 19131 44th wd. 1,155 Sq. Ft. OPA#442319400 IMPROVEMENTS: RESIDENTIAL PROPERTY Lester Young and Shirley Young C.P. October Term, 2016 No. 01422 $74,506.97 KML Law Group, P.C.

1910-401

6627 Hegerman St 19135 41st wd. 2,250 Sq. Ft. BRT#411387000 IMPROVEMENTS: RESIDENTIAL DWELLING Edwin Martinez C.P. December Term, 2018 No. 03879 $89,076.82 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-402

5545 Miriam Rd 19124-1715 35th wd. 1,340 Sq. Ft. OPA#351414200 IMPROVEMENTS: RESIDENTIAL PROPERTY Marie Angerville a/k/a Marie S. Angerville; Samuel Florent C.P. February Term, 2018 No. 00073 $94,026.24 Phelan Hallinan Diamond & Jones, LLP

1910-403

3208 Holyoke Rd 19114-3522 57th wd. 2,080 Sq. Ft. OPA#572112100 IMPROVEMENTS: RESIDENTIAL PROPERTY Phyllis M. Livezey C.P. October Term, 2017 No. 03436 $186,170.57 Phelan Hallinan Diamond & Jones, LLP

1910-404

734 S 58th St 19143-2432 3rd wd. 1,304 Sq. Ft. OPA#033181800 IMPROVEMENTS: RESIDENTIAL PROPERTY Sir Andre A. Hall C.P. January Term, 2018 No. 02102 $37,636.65 Phelan Hallinan Diamond & Jones, LLP

1910-405

5911 Saul St 19149-3446 62nd wd. 660 Sq. Ft. OPA#621471200 IMPROVEMENTS: RESIDENTIAL PROPERTY Karen Essig, in Her Capacity as Heir of Catherine J. Kitz, Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Catherine J. Kitz, Deceased C.P. July Term, 2018 No. 03131 $59,141.70 Phelan Hallinan Diamond & Jones, LLP

1910-406

3914 J St 19124-5408 33rd wd. 1,054 Sq. Ft. OPA#332226700 IMPROVEMENTS: RESIDENTIAL PROPERTY Alan Brown, in His Capacity as Heir of Jason Brown, Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Jason Brown, Deceased C.P. February Term, 2019 No. 02739 $39,521.82 Phelan Hallinan Diamond & Jones, LLP

1910-407

5838 Oxford Ave 19149-3722 35th wd. 1,100 Sq. Ft. OPA#352341200 IMPROVEMENTS: RESIDENTIAL PROPERTY Jonathan O. Addo; Celia Cruz a/k/a Celia S. Cruz C.P. March Term, 2019 No. 00620 $96,436.61 Phelan Hallinan Diamond & Jones, LLP

1910-408

1011 Lorraine St 19116 58th wd. 1,652 Sq. Ft. OPA#582213000 IMPROVEMENTS: RESIDENTIAL PROPERTY Kristen Sanchez; Michael J. Sanchez C.P. August Term, 2012 No. 02337 $267,570.44 Phelan Hallinan Diamond & Jones, LLP

1910-409

5627 Catharine St 19143-2814 46th wd. 1,320 Sq. Ft. OPA#463096300 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Latanya Holmes; Kenya D. Holmes C.P. September Term, 2018 No. 00005 $135,306.42 Phelan Hallinan Diamond & Jones, LLP

1910-410

9338 Academy Rd 19114-3523 57th wd. 1,712 Sq. Ft. OPA#572337300 IMPROVEMENTS: RESIDENTIAL PROPERTY Luis S. Fuentes, Jr. C.P. October Term, 2018 No. 03361 $258,585.51 Phelan Hallinan Diamond & Jones, LLP

1910-411

8663 Gilbert St 19150-2703 50th wd. 1,200 Sq. Ft. OPA#502141400 IMPROVEMENTS: RESIDENTIAL PROPERTY Charita Worthy C.P. February Term, 2019 No. 02249 $83,004.27 Phelan Hallinan Diamond & Jones, LLP

1910-412

8242 Williams Ave 19150-2011 50th wd. 1,464 Sq. Ft. OPA#502246700 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Octavia Rosser C.P. March Term, 2019 No. 00617 $149,211.22 Phelan Hallinan Diamond & Jones, LLP

1910-413

7140 Jackson St 19135-1219 41st wd. 1,324 Sq. Ft. OPA#412309800 IMPROVEMENTS: RESIDENTIAL PROPERTY Jean M Bonnet; Wesnelle St. Louis Bonnet C.P. April Term, 2016 No. 01628 $247,599.69 Phelan Hallinan Diamond & Jones, LLP

1910-414

328 N Redfield St 19139-1227 4th wd. 1,080 Sq. Ft. OPA#042252200 IMPROVEMENTS: RESIDENTIAL PROPERTY Lasawn C. Woods a/k/a Lasawn Woods, in Her Capacity as Administratrix and Heir of The Estate of Franklin Weir a/k/a Franklin E. Weir and in Her Capacity as Administratrix and Heir of The Estate of Josephine Woods a/k/a Josephine W. Woods Deceased, Heir of Franklin Weir a/k/a Franklin E. Weir; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Franklin Weir a/k/a Franklin E. Weir, Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Josephine Woods a/k/a Josephine W. Woods, Deceased, Heir of Franklin Weir a/k/a Franklin E. Weir, Deceased C.P. March Term, 2019 No. 03450 $35,826.93 Phelan Hallinan Diamond & Jones, LLP

1910-415

1708 S 16th St 19145-2245 36th wd. 1,352 Sq. Ft. OPA#365139600 IMPROVEMENTS: RESIDENTIAL PROPERTY Frank M. Mcquilkin a/k/a Frank Mcquilkin C.P. March Term, 2019 No. 02253 $58,506.87 Phelan Hallinan Diamond & Jones, LLP

1910-416

41 N Paxon St 19139-2749 44th wd. 2,108 Sq. Ft. OPA#441108000 IMPROVEMENTS: RESIDENTIAL PROPERTY William Reid C.P. May Term, 2018 No. 03003 $194,489.38 Phelan Hallinan Diamond & Jones, LLP

1910-417

6624 Edmund St 19135 41st wd. 1440 Sq. Ft. BRT#41-1398000 IMPROVEMENTS: ROW/2 STY MASONRY Estate of Mary Ann Levans a/k/a Mary A. Levans C.P. October Term, 2018 No. 00797 $66,739.85 Emmanuel J. Argentieri, Esquire

1910-418
221 E Upsal St 19119 22nd wd. 1,666 Sq. Ft.; Improvements: 960 Sq. Ft. OPA#221092900 IMPROVEMENTS: SEMI/DET 2 STY MASONRY Justine Harmon C.P. December Term, 2018 No. 02960 $110,352.22 Robert Flacco

1910-419
6518 N Bouvier St 19126 17th wd. Land Area: 1,292 Sq. Ft.; Improvement Area: 1,246 Sq. Ft. OPA#172230700 IMPROVEMENTS: RESIDENTIAL DWELLING Betty J. Knox C.P. March Term, 2019 No. 01788 $59,639.54 RAS Citron, LLC, Robert Crawley, Esq

1910-420
1115 W Chelten Ave a/k/a 1115 Chelten Ave 19126 49th wd. 5,022 Sq. Ft. OPA#493059000 IMPROVEMENTS: RESIDENTIAL PROPERTY Diana W. Campbell C.P. June Term, 2018 No. 01699 $127,026.10 Cristina L,. Connor, Esquire; Manley Deas Kochalski, LLC

1910-421
1416 Friendship St 19111-4208 53rd wd. 1,600 Sq. Ft. OPA#532300100 IMPROVEMENTS: RESIDENTIAL PROPERTY Anne Edouard a/k/a Ann Edouard; Dimitri Joseph; Gina Joseph C.P. March Term, 2014 No. 01713 $217,870.81 Phelan Hallinan Diamond & Jones, LLP

1910-422
3202 S 20th St 19145 26th wd. 1,534 Sq. Ft. OPA#262166710 IMPROVEMENTS: RESIDENTIAL PROPERTY Martin A. Janco and Mary C. Janco C.P. September Term, 2018 No. 02717 $573,934.94 KML Law Group, P.C.

1910-423
4216 Sheffield Ave 19136 65th wd. 2,069 Sq. Ft. OPA#651129400 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Michael Murphy a/k/a Michael T. Murphy C.P. July Term, 2017 No. 01939 $189,135.07 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-424
5140 Pennway St 19124-3021 23rd wd. 1,327 Sq. Ft. OPA#233100300 IMPROVEMENTS: RESIDENTIAL PROPERTY Ricardo I. Lopez, Jr C.P. February Term, 2015 No. 03016 $130,809.76 Phelan Hallinan Diamond & Jones, LLP

1910-425
421 E Rockland St a/k/a 421 Rockland St 19120 42nd wd. 1,728 Sq. Ft. OPA#421124500 IMPROVEMENTS: RESIDENTIAL PROPERTY Terrence Redding a/k/a Terrence S. Redding a/k/a Terence Redd C.P. March Term, 2019 No. 01019 $155,427.36 Phelan Hallinan Diamond & Jones, LLP

1910-426
1947 Bridge St 19124-2126 62nd wd. 1,440 Sq. Ft. OPA#622117400 IMPROVEMENTS: RESIDENTIAL PROPERTY Lillian Ford C.P. February Term, 2016 No. 02014 $87,055.39 Phelan Hallinan Diamond & Jones, LLP

1910-427
1318 Greeby St 19111 53rd wd. 1,272 Sq. Ft. BRT#531141500 IMPROVEMENTS: ROW B/GAR 2 STY MASONRY Randy Tai-Nin-Chan C.P. March Term, 2019 No. 03442 $17,462.28 Milstead & Associates, LLC

1910-428
2910 W Flora St 19121-4509 29th wd. 940 Sq. Ft. OPA#292189600 IMPROVEMENTS: RESIDENTIAL PROPERTY Unknown Successor Administrator of The Estate of Ethel Mabel Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Myron Jones, in His Capacity as Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Esther Jones-Woodrit, in Her Capacity as Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett, Deceased; Kennethia Brown, in Her Capacity as Heir of Dandrea Brown, Deceased Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Leonard Strong, in His Capacity as Heir of Dandrea Brown, Deceased Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Javan Cain, in His Capacity as Heir of Dandrea Brown, Deceased Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; James Brown, in His Capacity as Heir of Dandrea Brown, Deceased Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Dandrea Brown, Deceased Heir of The Estate of Ethel Maebell Brackett a/k/a Ethel Brackett a/k/a Ethel M Brackett C.P. January Term, 2019 No. 02680 $67,180.49 Phelan Hallinan Diamond & Jones, LLP

1910-429
8541 Agusta St 19152 57th wd. 3,201 Sq. Ft. BRT#562356300 IMPROVEMENTS: S/D W/B GAR 1 STY MASONRY Melvin E. Robbins a/k/a M.E.R. and Martian Robbins, Deceased C.P. October Term, 2018 No. 00139 $162,456.61 Milstead & Associates, LLC

1910-430
4912 N Hutchinson St 19141-3916 49th wd. 1,224 Sq. Ft. OPA#491323900 IMPROVEMENTS: RESIDENTIAL PROPERTY Iveania R. Hill a/k/a Iveania Hill C.P. January Term, 2019 No. 00306 $95,750.47 Phelan Hallinan Diamond & Jones, LLP

1910-431
7537 Woolston Ave 19150-2611 10th wd. 1,224 Sq. Ft. OPA#102424100 IMPROVEMENTS: RESIDENTIAL PROPERTY Joseph A. Taylor, III a/k/a Joseph Taylor C.P. February Term, 2019 No. 03109 $139,428.43 Phelan Hallinan Diamond & Jones, LLP

1910-432
1528 W Oakdale St 19132-3921 16th wd. 1,120 Sq. Ft. OPA#161317200 IMPROVEMENTS: RESIDENTIAL PROPERTY Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Ella M. Jordan a/k/a Ella Mae Jordan, Deceased C.P. January Term, 2019 No. 00075 $11,018.75 Phelan Hallinan Diamond & Jones, LLP

1910-433
615 Robbins St 19111 35th wd. 3,031 Sq. Ft. BRT#353031200 IMPROVEMENTS: RESIDENTIAL DWELLING Shawn Davis C.P. September Term, 2018 No. 02506 $154,341.76 Powers Kirn, LLC

1910-434
11715 W Centennial Sq a/k/a 11715 Centennial Sq West a/k/a 11715 Centennial Sq 19116 58th wd. 2,881 Sq. Ft. BRT#582539859 IMPROVEMENTS: RESIDENTIAL DWELLING Thomas T. McHale, IV a/k/a Thomas P. McHale, IV a/k/a Thomas McHale, IV C.P. February Term, 2019 No. 01343 $240,971.62 Powers Kirn, LLC

1910-435
1040 Alcott St 19149-3608 35th wd. 1,192 Sq. Ft. OPA#352061100 IMPROVEMENTS: RESIDENTIAL PROPERTY Roosevelt Smallwood, III, in His Capacity as Administrator of The Estate of Angela P. Martin a/k/a Angela Martin; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Angela P. Martin a/k/a Angela Priscilla Martin, Deceased C.P. April Term, 2019 No. 00343 $106,958.19 Phelan Hallinan Diamond & Jones, LLP

1910-436
3900 Ford Rd, Unit 5L, Park Plaza Condominium a/k/a 3900 Ford Rd, 5L a/k/a 3900 Ford Rd, Apt. 5L 19131 52nd wd. 986 Sq. Ft. BRT#888520066 IMPROVEMENTS: RESIDENTIAL DWELLING Glenda L. Custalow C.P. March Term, 2019 No. 01423 $54,057.76 Powers Kirn, LLC

1910-437
5118 James St 19137 45th wd. 1,105 Sq. Ft. OPA#45-3-4120-00 IMPROVEMENTS: ROW 2 STORY MASON Elena Yakovlev a/k/a Elena Sklyar, Executrix of The Estate of Kostyantin Sklyar a/k/a Konstantin Sklyar, Deceased a/k/a Adminstratrix C.T.A. of The Estate of Kostyantin Sklyar a/k/a Konstantin Sklyar, Deceased and Elena Yakovlev a/k/a Elena Sklyar, Individually C.P. March Term, 2012 No. 02086 $104,338.68 Jennifer D. Gould, Esq., Stark & Stark, PC

1910-438
6205 Morton St 19144-1612 59th wd. 1,920 Sq. Ft. OPA#592208900 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Donna Marie Lane C.P. January Term, 2017 No. 04102 $124,422.67 Phelan Hallinan Diamond & Jones, LLP

1910-439
3123 Camac St a/k/a 3123 N Camac St 19133-1311 43rd wd. 1,396 Sq. Ft. OPA#431153500 IMPROVEMENTS: RESIDENTIAL PROPERTY Shaqaetta Phillips, in Her Capacity as Heir of William Mckinley Phillips a/k/a William Phillips, Deceased; William Mckinley Phillips, Jr, in His Capacity as Heir of William Mckinley Phillips a/k/a William Phillips, Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under William Mckinley Phillips a/k/a William Phillips, Deceased C.P. January Term, 2019 No. 00103 $54,360.59 Phelan Hallinan Diamond & Jones, LLP

1910-440
6607 N 21st St 19138 10th wd. 1,188 Sq. Ft. OPA#102086900 IMPROVEMENTS: RESIDENTIAL PROPERTY Ronald Edward Potter, Jr, in His Capacity as Heir of Ronald T. Potter, Deceased; Lisa Monet Potter, in Her Capacity as Heir of Ronald T. Potter, Deceased; Brianna Potter, in Her Capacity as Heir of Ronald T. Potter, Deceased; Bruce D. Potter, in His Capacity as Heir of Ronald T. Potter, Deceased; Mark A. Potter, in His Capacity as Heir of Ronald T. Potter, Deceased; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Ronald T. Potter, Deceased C.P. July Term, 2017 No. 02829 $70,067.45 Phelan Hallinan Diamond & Jones, LLP

1910-441
6635 Blakemore St 19119 22nd wd. 3,172 Sq. Ft. OPA#221288120 IMPROVEMENTS: RESIDENTIAL PROPERTY George L. Brown C.P. September Term, 2016 No. 03590 $87,265.06 KML Law Group, P.C.

1910-442
3660 N Hereford Ln 19114-1909 66th wd. 1,260 Sq. Ft. OPA#661253300 IMPROVEMENTS: RESIDENTIAL PROPERTY Christine B. Moan, Individually and in Her Capacity as Administratrix of The Estate and Heir of The Estate of John Maguire a/k/a John D. Maguire a/k/a John D. Maguire, Jr C.P. November Term, 2018 No. 01965 $194,522.88 Phelan Hallinan Diamond & Jones, LLP

1910-443
5927 Newtown Ave 19120 35th wd. 1,200 Sq. Ft. OPA#352216200 IMPROVEMENTS: RESIDENTIAL PROPERTY Anthony Jones C.P. January Term, 2018 No. 00879 $41,090.72 KML Law Group, P.C.

1910-444
1324 Locust St, Unit #1407 19107 5th wd. 318 Sq. Ft. OPA#88-8-1158-44 IMPROVEMENTS: RES CONDO 5 STORY MASON Ammar Marwan Hemoalyoones and Alaa Refat Somaia C.P. November Term, 2018 No. 02550 $7,232.87 Jennifer D. Gould, Esq., Stark & Stark, P.C.

1910-445
5119 Saul St 19124 62nd wd. 1,520 Sq. Ft. OPA#621461000 IMPROVEMENTS: RESIDENTIAL PROPERTY Kia R. Holland and Charles W. Stone C.P. October Term, 2018 No. 00994 $61,182.02 KML Law Group, P.C.

1910-446
2541 N Marston St 19132 28th wd. 1,160 Sq. Ft. OPA#281084100 IMPROVEMENTS: RESIDENTIAL PROPERTY Rannie Henley Sr. a/k/a Rannie M. Henley Sr. C.P. March Term, 2019 No. 02855 $49,899.90 KML Law Group, P.C.

1910-447
4787 Richmond St 19137 45th wd. 1,721 Sq. Ft. OPA#453324600 IMPROVEMENTS: RESIDENTIAL PROPERTY Terence Allmond C.P. April Term, 2019 No. 00009 $208,273.67 KML Law Group, P.C.

1910-448
1328 Narragansett St 19138 59th wd. 15 feet by 71 feet OPA#591144900 IMPROVEMENTS: TWO STORY MASONRY DWELLING Jamar W. Sutton C.P. March Term, 2019 No. 01220 $32,583.06 Jay E. Kivitz, Esq.

1910-449
2936 N Howard St 19133 7th wd. 960 Sq. Ft. OPA#071076200 IMPROVEMENTS: RESIDENTIAL PROPERTY Emmanuel Herrington C.P. August Term, 2018 No. 00260 $40,964.30 KML Law Group, P.C.

1910-450
4523 N Broad St 19140 49th wd. Land Area: 1,064 Sq. Ft.; Improvement Area: 2,544 Sq. Ft. OPA#491540300 IMPROVEMENTS: ROW CANV/APT 3 STY MASONRY Debbie McElveen C.P. June Term, 2011 No. 00337 $116,123.20 Robert Crawley, Esq.

1910-451
4258 N Reese St 19140-2531 43rd wd. 1,036 Sq. Ft. OPA#433239800 IMPROVEMENTS: RESIDENTIAL PROPERTY Willie L. Robinson C.P. January Term, 2019 No. 01194 $2,342.10 Phelan Hallinan Diamond & Jones, LLP

1910-452
2650 S 66th St 19142 40th wd. 1,609 Sq. Ft. OPA#406021700 IMPROVEMENTS: RESIDENTIAL PROPERTY Edith Pender C.P. September Term, 2018 No. 01412 $32,604.76 KML Law Group, P.C.

1910-453
5837 Theodore St 19143 40th wd. 1,040 Sq. Ft. BRT#402243900 IMPROVEMENTS: ROW B/GAR 2 STY MASONRY Marshari Chambers FKA Marshari Hamilton C.P. September Term, 2017 No. 02503 $118,836.53 Milstead & Associates, LLC

1910-454
608 Brill St 19120 35th wd. 900 Sq. Ft. BRT#351170400 IMPROVEMENTS: ROW B/GAR 2 STY MASONRY Michelle Reid C.P. December Term, 2018 No. 00794 $76,732.27 Milstead & Associates, LLC

1910-455
108 N Ruby St 19139 44th wd. 885 Sq. Ft. OPA#441202100 IMPROVEMENTS: RESIDENTIAL PROPERTY Vasco D Slayton III, Solely in His Capacity as Heir of Vasco Slayton, Jr., Deceased and Frank Welsh Solely in His Capacity as Heir of Vasco Slayton, Jr., Deceased C.P. November Term, 2018 No. 01774 $30,740.28 KML Law Group, P.C.

1910-456
2544 S 61st St 19142 40th wd. 1,096 Sq. Ft. BRT#402065400 IMPROVEMENTS: ROW 2 STY MASONRY Shirley Leverette, Deceased C.P. February Term, 2018 No. 01152 $106,842.27 Milstead & Associates, LLC

1910-457
4714-20 Oxford Ave 19124 23rd wd. 2,974 Sq. Ft. BRT#871108950 IMPROVEMENTS: MIXED USE Paul Croll and Delroy Forrest C.P. May Term, 2019 No. 01739 $152,828.64 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1910-458
4608 Conshohocken Ave 19131-2703 52nd wd. 1,328 Sq. Ft. OPA#521187200 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL PROPERTY Terrence Williams C.P. October Term, 2018 No. 03362 $58,666.61 Phelan Hallinan Diamond & Jones, LLP

1910-459
2023 Ripley St 19152-3208 56th wd. 1,632 Sq. Ft. OPA#561579800 IMPROVEMENTS: RESIDENTIAL PROPERTY Roy J. Goldwire C.P. November Term, 2018 No. 00623 $412,683.43 Phelan Hallinan Diamond & Jones, LLP

1910-460
2420 S Arcola St 19153-1305 40th wd. 1,056 Sq. Ft. OPA#404156274 IMPROVEMENTS: RESIDENTIAL PROPERTY Christopher A. Smith C.P. February Term, 2019 No. 00185 $76,216.00 Phelan Hallinan Diamond & Jones, LLP

1910-461
5861 Woodcrest Ave 19131 52nd wd. 1,575 Sq. Ft. BRT#522160100 IMPROVEMENTS: RESIDENTIAL DWELLING Rose D. Flambert C.P. February Term, 2019 No. 01962 $122,939.30 Powers Kirn, LLC

1910-462
6156 Lebanon Ave 19151-4508 34th wd. 2,092 Sq. Ft. OPA#342127200 IMPROVEMENTS: RESIDENTIAL PROPERTY Karen D. Evans C.P. October Term, 2018 No. 02461 $224,350.76 Phelan Hallinan Diamond & Jones, LLP

1910-463
118 E Tulpehocken St 19144-2030 59th wd. 1,280 Sq. Ft. OPA#592102700 IMPROVEMENTS: RESIDENTIAL PROPERTY Wanda Ross C.P. January Term, 2019 No. 00637 $68,050.23 Phelan Hallinan Diamond & Jones, LLP

1910-464
111 W Abbottsford Ave 19144 12th wd. 1,747 Sq. Ft. OPA#123016300 IMPROVEMENTS: RESIDENTIAL PROPERTY Mitchell Shepard C.P. January Term, 2019 No. 03329 $168,853.86 KML Law Group, P.C.

1910-465
6226 N 20th St 19138 17th wd. 1,600 Sq. Ft. BRT#172386000 IMPROVEMENTS: RESIDENTIAL. Shenia C. Leverette C.P. November Term, 2018 No. 02178 $144,473.54 Stern & Eisenberg PC

1910-466
3701 Clarendon Ave 19114-1920 66th wd. 1,260 Sq. Ft. OPA#661263700 IMPROVEMENTS: RESIDENTIAL PROPERTY Christian Denofa C.P. January Term, 2019 No. 03011 $159,656.41 Phelan Hallinan Diamond & Jones, LLP

1910-467
7731 Overbrook Ave 19151 34th wd. 1,776 Sq. Ft. BRT#343262100 IMPROVEMENTS: COMMERCIAL REAL ESTATE KGCC Properties, LP c/o Gregory Pellathy, Managing Member of KGCC Properties GP, LLC, its General Partner C.P. April Term, 2019 No. 00760 $132,442.80 Stern & Eisenberg PC

1910-468
5326 Vine St 19139 44th wd. 1,470 Sq. Ft. BRT#441040200 IMPROVEMENTS: RESIDENTIAL. Brenda Pitts C.P. February Term, 2019 No. 00622 $20,687.18 Stern & Eisenberg PC

1910-469
1916 Evarts St 19152 35th wd. 4,125 Sq. Ft. BRT#562241500; PRCL#157 N 10-50 IMPROVEMENTS: RESIDENTIAL DWELLING Joseph Waldman and Hannah Waldman C.P. January Term, 2018 No. 02282 $120,698.65 Powers, Kirn & Associates, LLC

1910-470
1905-1907 Orthodox St 19124 23rd wd. Beginning Point: Situate on the Northeastwardly side of Orthodox Street (as shown on side Plan 40' wide) at the distance of 41" Southeastward from Southeastwardly side of Tackawanna St in Frankford OPA#871108700 IMPROVEMENTS: DET OFF/STR 2 STY MASONRY Verna Barnes C.P. November Term, 2018 No. 03369 $79,817.32 Patrick J. Wesner, Esquire

1910-471
863 Foulkrod St 19124 35th wd. 1,581 Sq. Ft. OPA#351080710 IMPROVEMENTS: RESIDENTIAL PROPERTY Pedro Carrasquillo Jr. C.P. May Term, 2018 No. 01601 $85,166.53 KML Law Group, P.C.

1910-472
3908 N Darien St 19140 43rd wd. 720 Sq. Ft. OPA#433130300 IMPROVEMENTS: RESIDENTIAL PROPERTY Andy Martinez Solely in His Capacity as Heir of Elina Morales, Deceased, Edward Martintez Solely in His Capacity as Heir of Elina Morales, Deceased, Eileen Martinez Solely in Her Capacity as Heir of Elina Morales, Deceased, Tamara Martinez Solely in Her Capacity as Heir of Elina Morales, Deceased, Miguel Martinez a/k/a Michael Martinez Solely in His Capacity as Heir of Elina Morales, Deceased, Jacqueline Y. Martinez a/k/a Yvette Martinez Solely in Her Capacity as Heir of Elina Morales, Deceased, India Montanez Solely in Her Capacity as Heir of Elina Morales, Deceased, Abner Nazario Solely in His Capacity as Heir of Elina Morales, Deceased and Edwin Nazario a/k/a Raphael Nazario Solely in His Capacity as Heir of Elina Morales, Deceased C.P. December Term, 2018 No. 02533 $43,625.92 KML Law Group, P.C.

1910-473
5702 Sprague St 19138 59th wd. 931 Sq. Ft. OPA#591210500 IMPROVEMENTS: RESIDENTIAL PROPERTY Tina Marie Hall-Jordan Administratrix C.T.A. of the Estate of Debbie A. Downing Deceased C.P. October Term, 2016 No. 01256 $26,513.94 KML Law Group, P.C.

1910-474
2401 Pennsylvania Ave Unit 11B-7 a/k/a 2401 Pennsylvania Ave Apt 11B27 19103 15th wd. 0 Sq. Ft. OPA#888150796 IMPROVEMENTS: RESIDENTIAL PROPERTY Jacqueline Guynn C.P. December Term, 2018 No. 01106 $141,906.30 KML Law Group, P.C.

1910-475
2725 Mercer St 19134 31st wd. 938 Sq. Ft. BRT#312103900 IMPROVEMENTS: ROW 2 STY MASONRY Dolores Steer C.P. August Term, 2016 No. 01902 $137,375.69 Milstead & Associates, LLC

1910-476
5839 Ludlow St 19139 60th wd. 1,304 Sq. Ft. OPA#604146400 IMPROVEMENTS: RESIDENTIAL PROPERTY Tammi N. Washington C.P. March Term, 2014 No. 04487 $75,705.16 Shapiro & DeNardo, LLC

1910-477
2403 Duncan St 19124 23rd wd. 2,250 Sq. Ft. OPA#231013000 IMPROVEMENTS: RESIDENTIAL PROPERTY Joseph Lawless C.P. February Term, 2016 No. 03941 $197,850.62 Shapiro & DeNardo, LLC

1910-478
3339 Princeton Ave 19149 55th wd. 1,778 Sq. Ft. OPA#551397400 IMPROVEMENTS: RESIDENTIAL. Seth Goki and Patricia Piazza C.P. December Term, 2018 No. 03305 $116,788.23 Jill M. Fein, Esquire

1910-479
2326 Mercer St 19125-3625 31st wd. 738 Sq. Ft. OPA#312095600 IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING Patrick J. Miralles C.P. December Term, 2018 No. 00938 $198,746.87 Hladik, Onorato, & Federman, LLP

1910-480
6243 N Broad St 19141-2007 49th wd. 2,706 Sq. Ft. OPA#493254100 IMPROVEMENTS: RESIDENTIAL PROPERTY George R. Battle C.P. June Term, 2018 No. 03323 $76,505.52 Phelan Hallinan Diamond & Jones, LLP

1910-481
6545 Walker St 19135 55th wd. 1,330 Sq. Ft. OPA#552331100 IMPROVEMENTS: RESIDENTIAL PROPERTY Lawrence Brown C.P. July Term, 2011 No. 01640 $169,411.18 KML Law Group, P.C.

1910-482
6846 Guyer Ave 19142 40th wd. 1,184 Sq. Ft. OPA#406330500 IMPROVEMENTS: RESIDENTIAL PROPERTY Ruguatu Fanday C.P. January Term, 2019 No. 02679 $56,206.59 KML Law Group, P.C.

1910-483
3304 Fairdale Rd 19154 66th wd. 1,800 Sq. Ft. OPA#663022100 IMPROVEMENTS: RESIDENTIAL. Michael V. Johnson and Hilda Baez C.P. December Term, 2018 No. 03098 $167,906.90 Jill M. Fein, Esquire

1910-484
5743 N 13th St 19141 49th wd. 1,501 Sq. Ft. OPA#493201100 IMPROVEMENTS: RESIDENTIAL PROPERTY Seth Asmar Davis-Glenn a/k/a Seth A. Davis-Glenn C.P. November Term, 2018 No. 00570 $174,108.73 KML Law Group, P.C.

1910-485
2905 Elbridge St 19149 55th wd. 1,271 Sq. Ft. OPA#551026300 IMPROVEMENTS: RESIDENTIAL. PROPERTY Jennifer Wible C.P. February Term, 2019 No. 02952 $114,612.34 KML Law Group, P.C.

1910-486
6301 Revere St 19149-3038 62nd wd. 1,332 Sq. Ft. OPA#621560500 IMPROVEMENTS: RESIDENTIAL PROPERTY Louis F. Dupre; Marie Dupre C.P. September Term, 2017 No. 00066 $118,801.97 Phelan Hallinan Diamond & Jones, LLP

1910-487
310 Robbins St 19111 35th wd. 1,504 Sq. Ft. BRT#353016300 IMPROVEMENTS: RESIDENTIAL DWELLING James

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SHERIFF'S SALE

Wall and Ambrose Wall C.P. October Term, 2018 No. 00974 $103,975.16 Law Office of Gregory Javardian, LLC

1910-488

604 Walnut Ln 19128 21st wd. Beginning Point: At a point on the Northwesterly side of Walnut Lane (70 feet wide) measure North 62 degrees 42 minutes 14 seconds East along the said northwesterly side of Walnut Lane. BRT#213085815 IMPROVEMENTS: ROW 2 STY MASONRY Karen M. Browne C.P. May Term, 2015 No. 02566 $398,200.86 Richard J. Nalbandian, III

1910-489

725 N. 44th St 19104 6th wd. 2,707 Sq. Ft. OPA#061297110 IMPROVEMENTS: RESIDENTIAL Theresa and Lamar Simpson C.P. June Term, 2011 No. 02133 $175,423.94 Jill M. Fein, Esquire

1910-490

729 E Allegheny Ave 19134 33rd wd. 798 Sq. Ft. OPA#331040900 IMPROVEMENTS: RESIDENTIAL PROPERTY Javier Rivera-Mercado C.P. August Term, 2018 No. 01479 $52,667.72 KML Law Group, P.C.

1910-491

7116 Ogontz Ave 19138 10th wd. Residential Row 2 Story Masonry BRT#102015600 IMPROVEMENTS: ERECTED THEREON Vermelle Thomas and Luther W. Thomas C.P. December Term, 2016 No. 00502 $50,875.68 Christina J. Pross, Esquire

1910-492

4312 Frankford Ave 19124-3926 Frankford 2,576 Sq. Ft. OPA#232465500 IMPROVEMENTS: STR/OFF+APT 3 STY MASONRY Abhigyan Singh C.P. September Term, 2018 No. 03021 $119,863.89 Hladik, Onorato, & Federman, LLP

1910-493

127 W Godfrey Ave 19120 61st wd. 1,050 Sq. Ft. BRT#611286600 IMPROVEMENTS: RESIDENTIAL DWELLING Dana Fluellen, Personal Representative of the Estate of Johnnie Fluellen, Deceased C.P. February Term, 2016 No. 04790 $81,503.44 Law Office of Gregory Javardian, LLC

1910-494

638 E Thayer St 19134 33rd wd. Land Area: 637 Sq. Ft.; Improvement Area: 784 Sq. Ft. OPA#331136900 IMPROVEMENTS: ROW 2 STY MASONRY; RESIDENTIAL PROPERTY Piper Investment Group, L.L.C. C.P. April Term, 2018 No. 01588 $48,125.44 Ryan A. Gower & Joseph J. Lee

1910-495

1922 E Madison St 19134 45th wd. 1,453 Sq. Ft. OPA#452012500 IMPROVEMENTS: RESIDENTIAL Socorro Gonzalez C.P. October Term, 2018 No. 02450 $118,082.07 Jill M. Fein, Esquire

SHERIFF'S SALE

1910-496

6649 Algard St 19135 55th wd. 1,398 Sq. Ft. OPA#552373800 IMPROVEMENTS: RESIDENTIAL John M. Moore and Carol Richardson C.P. March Term, 2018 No. 00767 $149,623.47 Jill M. Fein, Esquire

1910-497

5623 N Fairhill St 19120 61st wd. 1,569 Sq. Ft. OPA#612306100 IMPROVEMENTS: RESIDENTIAL PROPERTY Niambi Teki Burton C.P. July Term, 2018 No. 00236 $122,593.97 Shapiro & DeNardo, LLC

1910-498

7531 Bingham St 19111 56th wd. 3,165 Sq. Ft. OPA#561022900 IMPROVEMENTS: RESIDENTIAL PROPERTY Lorraine D. Russell C.P. August Term, 2016 No. 02992 $68,046.18 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-499

91 E Duval St 19144 59th wd. 1,557 Sq. Ft. OPA#592162800 IMPROVEMENTS: RESIDENTIAL PROPERTY Ivanette Carter; Charles A. Rivers C.P. November Term, 2014 No. 01454 $55,862.09 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-500

5702 N. Marshall St 19120 61st wd. 1,206 Sq. Ft. OPA#612253200 IMPROVEMENTS: RESIDENTIAL DWELLING Tara Evanson, Co-Administrator of the Estate of Clive Clavert Evanson and Eyan Evanson, Co-Administrator of Clive Calvert Evanson C.P. September Term, 2018 No. 01628 $64,642.85 Lyndsay E. Rowland, Esq

1910-501

4408 Vista St 19136 41st wd. 977 Sq. Ft. OPA#412195600 IMPROVEMENTS: RESIDENTIAL PROPERTY Michael L. Winston and Jean M. Winston C.P. September Term, 2016 No. 00303 $164,555.29 KML Law Group, P.C.

1910-502

5804 Catharine St 19143 3rd wd. 1,240 Sq. Ft. OPA#033000300 IMPROVEMENTS: RESIDENTIAL PROPERTY Chrystel Bryant, Solely in Her Capacity as Heir of Sarah J. Bryant and Sammie L. Bryant Deceased, Darryl Bryant Solely in His Capacity as Heir of Sarah J. Bryant and Sammie L. Bryant Deceased, Garfield Bryant Solely in His Capacity as Heir of Sarah J. Bryant Deceased, Kevin Bryant Solely in His Capacity as Heir of Sarah J. Bryant and Sammie L. Bryant Deceased, Patricia Bryant Solely in Her Capacity as Heir of Sarah J. Bryant and Sammie L. Bryant Deceased, Sean Bryant Solely in His Capacity as Heir Sarah J. Bryant and Sammie L. Bryant Deceased, The Unknown Heirs of Sammie L. Bryant Deceased and The Unknown Heirs of Sarah J. Bryant

SHERIFF'S SALE

Deceased C.P. May Term, 2018 No. 03015 $3,493.17 KML Law Group, P.C.

1910-503

1914 Rowan St 19140 13th wd.(formerly the 38th wd.) ROW 3 STY MASONRY; 1,958 Sq. Ft. BRT#131354500 IMPROVEMENTS: RESIDENTIAL DWELLING Lawrence Washington, Known Surviving Heir of Mamie Washington, Ronald Washington, Known Surviving Heir of Mamie Washington, Yvonne Washington, Known Surviving Heir of Mamie Washington, Kevin Washington, Known Surviving Heir of Mamie Washington, Steven Washington, Known Surviving Heir of Mamie Washington, and Unknown Surviving Heirs of Mamie Washington C.P. January Term, 2018 No. 0378 $62,068.93 McCabe, Weisberg, & Conway, LLC

1910-504

9003 Brous Ave 19152 57th wd. 2,917 Sq. Ft. OPA#571233100 IMPROVEMENTS: RESIDENTIAL PROPERTY Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Mary Anne Campellone a/k/a Mary A. Campellone, deceased, Mary Anne Campellone, Known Heir of Mary Anne Campellone a/k/a Mary A. Campellone, deceased, Francis J. Campellone, Known Heir of Mary Anne Campellone a/k/a Mary A. Campellone, deceased, Reverend Joseph Campellone, O.S.F.S., Known Heir of Mary Anne Campellone a/k/a Mary A. Campellone, deceased, Beth Ann Woods, Known Heir of Mary Anne Campellone a/k/a Mary A. Campellone, deceased and Michael Campellone, Known Heir of Mary Anne Campellone a/k/a Mary A. Campellone, deceased C.P. November Term, 2018 No. 02079 $193,489.39 Shapiro & DeNardo, LLC

1910-505

1255 Gillham St 19111 53rd wd. 1,222 Sq. Ft. OPA#531171800 IMPROVEMENTS: RESIDENTIAL PROPERTY Carnesta Midgette C.P. March Term, 2018 No. 01979 $36,159.53 Shapiro & DeNardo, LLC

1910-506

245 Rochelle Ave 19128 21st wd. 2,007 Sq. Ft. OPA#213013300 IMPROVEMENTS: RESIDENTIAL PROPERTY Aimee E. Pilgermayer a/k/a Aimee Pilgarmayer; Benjamin J. Sheaffer a/k/a Benjamin Shaeffer C.P. February Term, 2016 No. 00434 $266,305.16 Phelan Hallinan Diamond & Jones, LLP

1910-507

6935 Shelbourne St 19111 35th wd. 3,048 Sq. Ft. BRT#353210100 IMPROVEMENTS: APT 2-4 UNITS 2 STY MASON Dmitry Kozlov and Tanya Petrosov C.P.

SHERIFF'S SALE

June Term, 2013 No. 02639 $140,238.10 Milstead & Associates, LLC

1910-508

661 N 63rd St 19151 34th wd. 1,702 Sq. Ft. OPA#342357400 IMPROVEMENTS: RESIDENTIAL PROPERTY The Unknown Heirs of Lottie G. Green, Deceased, Doris Green Solely in Her Capacity as Heir of Lottie G. Green, Deceased, Elysee Green, Solely in Her Capacity as Heir of Lottie G. Green, Deceased, L. Jacinta Green, Solely in Her Capacity as Heir of Lottie G. Green, Deceased, Olivia Green, Solely in Her Capacity as Heir of Lottie G. Green, Deceased and Edward Green, Jr., Solely in Her Capacity as Heir of Lottie G. Green, Deceased C.P. January Term, 2018 No. 04277 $132,297.46 KML Law Group, P.C.

1910-509

7035 Cedar Park Ave 19138 10th wd. 1,600 Sq. Ft.(land area); 1,200 Sq. Ft.(improvement area) BRT#102510300 Subject to Mortgage IMPROVEMENTS: ROW B/ GAR 2 STY MASONRY William F. Bond, Jr. and William F. Bond, Sr. C.P. February Term, 2019 No. 00216 $76,807.39 Jennifer Hiller Nimeroff, Esquire; Weir & Partners LLP

1910-510

6310 Crafton St 19149 62nd wd. 1,373 Sq. Ft. OPA#621538800 IMPROVEMENTS: RESIDENTIAL PROPERTY Anthony De Carlo Solely in His Capacity as Heir of Doris M. De Carlo Deceased, John C. De Carlo Solely in His Capacity as Heir of Doris M. De Carlo, Deceased, James De Carlo, Jr Solely in His Capacity as Heir of Doris M. De Carlo Deceased and Leeann Elsom Solely in Her Capacity as Heir of Doris M. De Carlo Deceased C.P. March Term, 2019 No. 00078 $132,954.93 KML Law Group, P.C.

1910-511

2015 68th Ave 19138 10th wd. 740 Sq. Ft. OPA#102439500 IMPROVEMENTS: RESIDENTIAL PROPERTY Robert Tucker C.P. February Term, 2017 No. 03500 $97,641.77 KML Law Group, P.C.

1910-512

9241 Crispin St 19114 57th wd. Land: 3,650 Sq. Ft.; Improvement: 1,060 Sq. Ft.; Total: 3,650 Sq. Ft. OPA#572355700 IMPROVEMENTS: RESIDENTIAL PROPERTY Dennis Grzeskowiak and Constance Grzeskowiak C.P. March Term, 2019 No. 02406 $258,982.87 Richard M. Squire & Associates, LLC

1910-513

220 E Hortter St 19119 22nd wd. 1,802 Sq. Ft. OPA#221166400 IMPROVEMENTS: RESIDENTIAL PROPERTY Geraldine Terry C.P. May Term, 2018 No. 01087 $107,918.43 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1910-514

2005 S 28th St 19145 48th wd. 1,439 Sq. Ft. OPA#482346000 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL Frank J. Brusco and Linda G. Brusco, h/w C.P. August Term, 2018 No. 1565 $66,072.16 Matthew A. Lipman, Esquire

1910-515

1630 Murdoch Rd 19150 50th wd. 2,181 Sq. Ft. OPA#501504800 IMPROVEMENTS: RESIDENTIAL PROPERTY Eugene Adderly C.P. March Term, 2015 No. 03443 $197,112.77 Shapiro & DeNardo, LLC

1910-516

6226 N 20th St 19138 17th wd. 1,600 Sq. Ft. BRT#172386000 IMPROVEMENTS: RESIDENTIAL Shenia C. Leverette C.P. November Term, 2018 No. 02178 $144,473.54 Stern & Eisenberg PC

1910-517

1226 N. 52nd St 19131 44th wd. 1,600 Sq. Ft. OPA#871400490 IMPROVEMENTS: MIXED USE (COMMERCIAL/RESIDENTIAL) Funtimes Magazine, LLC C.P. August Term, 2014 No. 00007 $115,006.60 Matthew A. Lipman, Esquire

1910-518

3549 Tulip St 19134 45th wd. Land Area: 1,303 Sq. Ft.; Improvement Area: 754 Sq. Ft. OPA#451426900 IMPROVEMENTS: RESIDENTIAL DWELLING Brian Geist; Diane Connell; Christina M. Geist C.P. September Term, 2017 No. 03208 $61,441.56 RAS Citron, LLC, Robert Flacco, Esq

1910-519

750 Kentwood St 19116 58th wd. 2,849 Sq. Ft. OPA#582034200 IMPROVEMENTS: RESIDENTIAL PROPERTY Darren M. Price Sr. C.P. September Term, 2018 No. 02288 $181,081.42 KML Law Group, P.C.

1910-520

1832 Ashley St 19126 10th wd. 1,239 Sq. Ft. OPA#101358300 IMPROVEMENTS: RESIDENTIAL PROPERTY Peter G. Graham C.P. February Term, 2019 No. 01348 $95,709.59 KML Law Group, P.C.

1910-521

5135 N 10th St 19141 49th wd. 2,255 Sq. Ft. OPA#492165800 IMPROVEMENTS: RESIDENTIAL PROPERTY The Unknown Heirs of Reginald Joseph a/k/a Reginald L. Joseph, Deceased, Aretha Joseph, Solely in Her Capacity as Heir of Reginald Joseph a/k/a Reginald L. Joseph, Deceased and Sherri Joseph, Solely in Her Capacity as Heir of Reginald Joseph a/k/a Reginald L. Joseph, Deceased C.P. April Term, 2018 No. 01599 $76,894.80 KML Law Group, P.C.

1910-522

1170 E Upsal St 19150 10th wd. Land Area: 1,306 Sq. Ft.; Improvement Area: 1,024 Sq. Ft. OPA#102331800 IMPROVEMENTS: RESIDENTIAL DWELLING Janelle Robinson, Known Heir of Mitchel Robinson; Lysa Robinson, Known Heir of Mitchel Robinson; Michelle Robinson, Known Heir of Mitchel Robinson; Mitchell Robinson, Known Heir of Mitchel Robinson; Pamela Robinson, Known Heir of Mitchel Robinson; Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Mitchel Robinson C.P. January Term, 2018 No. 04149 $105,146.20 RAS Citron, LLC, Robert Flacco, Esq

1910-523

183 W Wilt St 19122 19th wd. 560 Sq. Ft. OPA#183038400 IMPROVEMENTS: RESIDENTIAL PROPERTY Wilson Santiago C.P. October Term, 2018 No. 01192 $72,809.94 KML Law Group, P.C.

1910-524

6639 Erdrick St 19135 55th wd. 1,303 Sq. Ft. OPA#552277300 IMPROVEMENTS: RESIDENTIAL PROPERTY Joshua L. Dicupe and Corrine N Dicupe C.P. March Term, 2018 No. 00143 $137,871.11 KML Law Group, P.C.

1910-525A

1629 S 25th St 19145 36th wd. 1,755 Sq. Ft. OPA#882969505 IMPROVEMENTS: AUTO REPAIR MASONRY JR Hauling Co. Inc., C/O Michael V. LaScala C.P. September Term, 2006 No. 1238 $1,250,000.00 Matthew A. Lipman, Esquire

1910-525B

2350 S Woodstock 19145 28th wd. 1,036 Sq. Ft. OPA#262175200 IMPROVEMENTS: ROW 2 STY MASONRY Michael V. LaScala and Vincent LaScala, Jr. C.P. September Term, 2006 No. 1238 $1,250,000.00 Matthew A. Lipman, Esquire

1910-526A

8036 Fairview St 19136-2202 64th wd. 1,850 Sq. Ft. OPA#642013400 IMPROVEMENTS: RESIDENTIAL PROPERTY Michael Farrell; Regina Ann Farrell a/k/a Regina Farrell; Loretta P. Farrell C.P. July Term, 2014 No. 04007 $229,288.32 Phelan Hallinan Diamond & Jones, LLP

1910-526B

8040 Fairview St 19136-2202 64th wd. 1,850 Sq. Ft. OPA#642013500 IMPROVEMENTS: RESIDENTIAL PROPERTY Michael Farrell; Regina Ann Farrell a/k/a Regina Farrell; Loretta P. Farrell C.P. July Term, 2014 No. 04007 $229,288.32 Phelan Hallinan Diamond & Jones, LLP

1910-527

1631 E. McPherson St a/k/a 1631 McPherson St 19150 50th wd. 2,901 Sq. Ft.(land area); 1,400 Sq. Ft.(improvement area) BRT#501499700 Subject to Mortgage IMPROVEMENTS: APT 2-4 UNITS 2 STY MASON John Edward Lee C.P. March Term, 2019 No. 01716 $117,178.72 Michelle Pierro, Esquire

1910-528A

4007 Lancaster Ave 19104 6th wd. 1,617 Sq. Ft. BRT#774211010 IMPROVEMENTS: HSE WORSHIP ALL 1 STY MAS Rasheed J. Lewis and Gwendolyn Lewis C.P. October Term, 2014 No. 03042 $319,177.03 Milstead & Associates, LLC

1910-528B

4009-4011 Lancaster Ave 19104 6th wd. 2,288 Sq. Ft.(4009-4011) BRT#774212010 IMPROVEMENTS: HSE WORSHIP ALL 1 STY MAS Rasheed J. Lewis and Gwendolyn Lewis C.P. October Term, 2014 No. 03042 $319,177.03 Milstead & Associates, LLC

1910-529

300 W Chelten Ave 19144 12th wd. STR/OFF+APT 2 STY MASON; 7,845 Sq. Ft. BRT#871080200 Subject to Mortgage IMPROVEMENTS: RESIDENTIAL DWELLING Hwa Soon Lee and Ki Won Lee C.P. October Term, 2018 No. 0559 $19,156.22 McCabe, Weisberg, & Conway, LLC

1910-530

6431 Tulip St 19135 41st wd. SEMI/DET 2 STY MASONRY; 1,280 Sq. Ft. BRT#411448300 IMPROVEMENTS: RESIDENTIAL DWELLING Jose D. Parrilla C.P. November Term, 2018 No. 0016 $6,143.66 McCabe, Weisberg, & Conway, LLC

1910-531

3405-09 N 16th St 19140 11th wd. VACANT LAND COMMER; 9,506 Sq. Ft. BRT#871402535 Subject to Mortgage IMPROVEMENTS: VACANT LAND V V Constructors C.P. March Term, 2018 No. 0113 $2,935.17 McCabe, Weisberg, & Conway, LLC

1910-532

333 Shawmont Ave, IG2 19128 4th wd. RES CONDO 3 STY MAS+OTH; 1058 Sq. Ft. BRT#888210654 IMPROVEMENTS: RESIDENTIAL DWELLING Paul J. Sullivan C.P. October Term, 2018 No. 0546 $6,340.58 McCabe, Weisberg, & Conway, LLC

1910-533

163 W Godfrey Ave 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1,350 Sq. Ft. BRT#611288400 IMPROVEMENTS: RESIDENTIAL DWELLING Jeffrey Mermelstein and Pedro Miangala C.P. November Term, 2018 No. 0013 $9,328.53 McCabe, Weisberg, & Conway, LLC"

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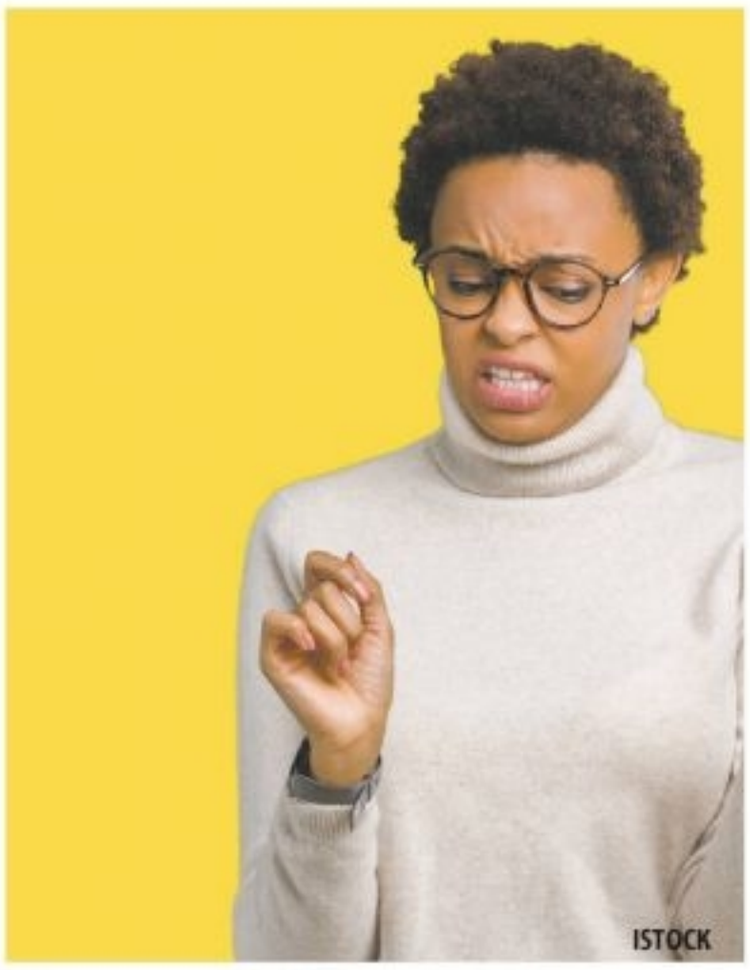
WATCH OUT FOR DIRTY ATMS!

When I went to the bank last week I noticed a man standing a few feet away from the ATM. At first sight, I thought he might be planning to rob someone approaching the ATM. But as I got closer, I realized he was urinating over the wall of the bank. After seeing this, I quickly walked to the rear (no pun intended) of the bank to use the ATM there. If this person was in need of relieving himself, he ought to look for a desolate location instead of committing a lewd act in full public view. How gross! I just hope he didn't use the ATM afterwards. Hose down that wall! DISGUSTING!!

— Carolyn, *Philly Metro reader*



ISTOCK

metro.us/horoscopes

Aries Not everything will go as planned. Be on guard and ready to make adjustments to keep the momentum going and your destination in sight. Romance will ease stress.

Taurus You'll see a situation differently if you listen to someone else's perspective. Complete what you start and move on to what you really want to do.

Gemini Go somewhere conducive to relaxation and contemplation. Personal improvement, health, diet and exercise should be priorities. Don't give in to pressure.

Cancer Set a goal and stick to it. If you want to help, make sure you get something in return that will help you excel as well.

Leo You'll get a fresh perspective if you visit an old friend or relative, or attend a reunion. Making personal gains and improvements should be your priority. Listen and learn.

Virgo Make a lifestyle change that will help eliminate stress. Take a serious look at what's important to you and make adjustments to suit your needs. Don't give in or give up.

Libra Don't leave anything undone. Being fully prepared will ease stress and encourage you to stop procrastinating and make a decision that can improve your life.

Scorpio Team up with people who have as much to offer as you. If someone is holding you back, you should reassess the relationship.

Sagittarius Don't take action based on what someone else does or tells you. Find out firsthand what's going on and how to best use your time and skills to your benefit. Romance is encouraged.

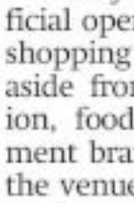
Capricorn Look over your personal documents, finances and medical concerns. Having information at your fingertips will help when you discuss important issues. A change is overdue.

Aquarius Consider what's best for you and put your ideas and plans in motion. Taking care of yourself should be your first priority. If you negotiate, you will get what you want.

Pisces Finish what you start, live up to your promises and take a moment to consider how you want to move forward. It's time to put your needs first. Pampering is encouraged. EUGENIA LAST

Not your average shopping destination

The Fashion District opens today and plans to be a new "Philadelphia icon."



MOLLY GIVEN
Molly.Given@metro.us

Those who live in Philadelphia know just how special the city is with amazing culinary destinations, a unique blend of history and modern touches, a passionate sports community and of course, plenty of incredible artistic feats. But what the City of Brotherly Love was missing (if anything) was a sublime shopping destination, one that would allow outsiders to flock to the city simply for the fashion and leisure opportunities in one accessible place. That missing component has been filled with the opening of the brand new Philadelphia Fashion District.

Today marks the official opening of the new shopping mecca, and aside from notable fashion, food and entertainment brands now calling the venue home, there is so much more that the Fashion District has to offer for all Philadelphians and beyond.

"Philly is definitely a great city, and I see Fashion District as really elevating and redefining the way Philadelphians will shop and dine in our city," says Erika Joy Erb, Director of Marketing for Fashion District. "Fashion District will be combining food, film, fashion and fun as part of the city and it will be extremely convenient and accessible for everybody. No matter what you're looking to do, whether it's catching a movie, going on a date night or just grabbing a cocktail after work — you now can do it all at the heart of the city."

The new Fashion District is set to be every Philadelphian's one stop for all shopping needs (which will certainly come in handy come holiday season). Notable store brands include American Eagle, Burlington, DSW, Francesca's, H&M, Levi's, Pandora, Skechers, Ulta, Zumiez, GameStop and much, much more.

"From the shopping side, we have an interesting mix where there are some flagship brands, off-price brands and outlet shopping, so that it really offers something for everybody," says Joy Erb.

Along with the notable variety of retailers stationed in the new venue comes Marketplace Eats which features plenty of food options for not only hungry shoppers, but also those commuting in and out of Jefferson Station, since the eateries will be connected to both. Guests can munch on Chick-fil-A, Oath Pizza, Freshii, Pei Wei, Chickies and Petes and more while perusing the new food court. The Fashion District will also be home to plenty of other delicious destinations including Tiffany's Bakery (the only original vendor left from The Gallery venue), Philly Pretzel Factory, Big Gay Ice Cream and City Winery, which also happens to be the establishment's seventh location in the country.

"I think what sets Fashion District apart is its location. The fact that it's so accessible and convenient — it's connected to Jefferson Station and only a stone's throw away from Reading Terminal Market and the Liberty Bell. We really are located in the heart of Philadelphia. By not just making this a traditional mall and by elevating the experiences, we're really positioning ourselves to be a destination," says Joy Erb.

The new Fashion District is certainly not a traditional mall. PREIT wanted to make this new "Philly icon" truly unique, and they did so by adding plenty of entertainment and one-of-a-kind art aspects to the venue. Guests can check out Round 1 (think bowling, billiards, karaoke and more), AMC Theaters (dining and reclining while watching the best new movie selections), Candytopia (for more info see pgs. 18-19), REC Philly (a new co-working space for innovators and creators) and Wonderspaces (an interactive art experience with rotating exhibits).

Throughout the new venue, visitors will also get a taste of incredible local talent just by perusing around. The Fashion District teamed up with local artists including Conrad Brenner (curator and founder of Philly street art blog StreetsDept.com), Nero One and Uniquely Philly to integrate local art, retail and more into the layout of the destination.

Additional amenities include built-in selfie backdrops, full-service concierge, digital directories and more.

The official opening for Fashion District kicks off Sept. 19 at noon, but the opening weekend will also feature plenty of incredible activities to celebrate the launch of this new shopping mecca. Guests can check out live fashion shows, guided art crawls, tastings, tailgates and more; check out the official website for a full list of events.

"I really see that the Fashion District has the potential to become a gathering place for everybody and really something that gets built into your everyday life. It's very exciting for the city," adds Joy Erb.

To learn more about the Fashion District (9th and Market), visit fashiondistrictphiladelphia.com.

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Candytopia Philadelphia opens this weekend.

A sweet escape

Candytopia Philadelphia opens this weekend in the new Fashion District.

MOLLY GIVEN
Molly.Given@metro.us

With the new Philadelphia Fashion District opening comes the unveiling of many stores, dining destinations and colorful experiences--including Candytopia Philadelphia. Candytopia is a one-of-a-kind pop-up experiential adventure that leads guests on a journey through a venue so magical, it puts Willy Wonka's chocolate factory to shame.

Pre-sale tickets are available now for the delightful experience, and all of the candy-coated fun is perfect for all ages. Kids will love the larger-than-life interactive art installations and adults will be wowed by the full sensory experiences that all twelve rooms in Candytopia have to offer.

This traveling dreamland has already made its mark in many cities around the country starting in LA (Santa Monica) and making it's way to San Francisco, New York City, Minneapolis (St. Paul at Mall of America) and Atlanta with locations currently open also in Houston and Dallas and upcoming in Scottsdale.

A candy portrait inspired by Jackie Sorkin.

According to the release, Candytopia Philadelphia will feature the most popular attractions from its past locations including a marshmallow pit filled with over 250,000 foam marshmallows; an underwater-themed wonderland with fantastical candy-covered sea creatures; a rainbow-filled room with flying unicorn pigs and confetti explosions galore, along with many more sweet surprises. Guests are also treated to candy samples throughout the entire experience including sours and gummies, chocolate treats, nostalgic favorites, and many other tasty bites.

But of course, what fun would a bright and vivacious world chock

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Candytopia takes guests on a colorful journey. ALL PHOTOS MARCUS INGRAM

full of candy and colors be without some attributes highlighting the vibrant culture in the City of Brotherly Love? Candytopia Philadelphia will also feature new elements inspired by local culture and landmarks unique to the location that is said to thrill locals and visitors alike.

Candytopia comes from 'Hollywood Candy Queen' and CEO of The Hollywood Candy Girls INC Jackie Sorkin, master fabricator and CEO of ZH Productions Zac Hartog, and brought to life by life-long retailer expert, John Goodman. This new exhibit will provide the perfect backdrop to any social media influencer, savvy photo-taker or Instagram-user. Everywhere you turn is a perfect opportunity for an unforgettable photo opp that you can only get for a limited time during Candytopia's four-month run in the City of Brotherly Love.

Candytopia Philadelphia will open to the public on Sept. 20. Tickets (Adults $28; kids 4-12, $20; kids under 3, free) must be purchased in advance at candytopia.com.

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VEHIGO

VehiGo Swift Model is an advanced electric scooter with 15 minute quick charge, rapid foldability and three-point stability. It is also possible to connect with other riders with the simple press of a button. Rapid foldability allows the VehiGo to fit in your trunk.

URMO

UrmO is an electric vehicle, which can be folded to handbag-size format within seconds thanks to a special mechanism it features. Thanks to its light weight of just 6.5 kilogram, the scooter can be perfectly integrated into your everyday life.

A-BIKE ELECTRIC

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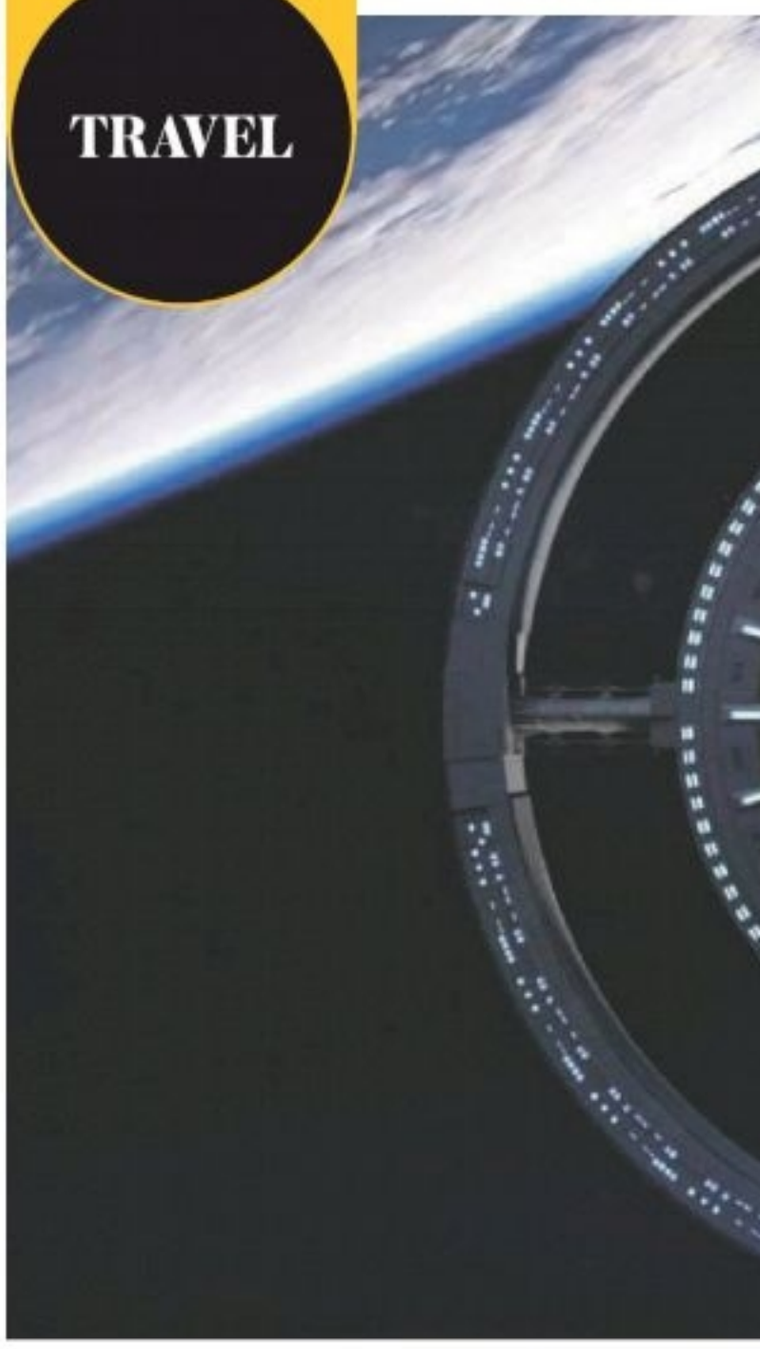

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MATT BURKE

Matt Burke is a veteran sports journalist and the Founder and Editor in Chief of MetroBet.

Before we get to Thursday Night Football, I should remind you about the top offer in PA and NJ sports betting - a limited-time offer to obtain a free $50 VISA gift card and up to $250 in risk-free bonus money at **MetroBet.us/Sugar.**

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Gotta like the Titans as slight road favorites over the Jaguars tonight at -1.5 at **MetroBet.us/Sugar** as nearly all of the betting trends are pointing toward Mike Vrabel's squad.

Both teams are 1-1 against the spread this year but Tennessee was far better last year, going 8-8 ATS. Jacksonville was just 5-9-2 ATS in 2018.

Tennessee QB Marcus Mariota isn't putting the fear of God into anyone these days, but he has had recent success against Jacksonville. Mariota and the Titans swept the season series last season, and they also swept the season series two years ago when Jacksonville made its march to the AFC title game.

GETTY IMAGES

It's never pretty with Mariota, but he has shown enough to be able to get Tennessee tough road wins and he hasn't made many costly errors this season as he has zero interceptions thrown with four TD passes.

Tennessee stunned the NFL with a blowout win at Cleveland in Week 1, but then they fell 19-17 Sunday at home to a tough Colts squad. This seems to be par for the course for Vrabel teams as last year they often posted huge upset wins (they beat the Eagles and Patriots) only to lose the following week.

The Titans are a textbook zig-zag team, so expect them to show up tonight in Northeast Florida.

The Jaguars, meanwhile, are in serious danger of falling to 0-3 this season. They did not have an easy first two games – losing at home to Kansas City 40-26 and on the road to Houston 13-12 – but there has also been plenty of drama to go along with the two Ls. Disgruntled cornerback Jalen Ramsey is likely to play for the Jags Thursday night, if he's not traded beforehand, and will serve as a major distraction for Doug Marrone's team.

The play: $10 on Titans -1.5

TWEET OF THE DAY

Mike Reiss
@MikeReiss

The Patriots open as 22.5 point favorites over the Jets. The Cowboys open as 21.5 point favorites over the Dolphins. It marks the first time in 32 years that there has been a week with multiple 20-point spreads.

Best Bets

NFL Week 3 betting: Falcons at Colts

The Falcons (1-1) are flying high after an emotional Sunday night victory over the Eagles, but the Colts (1-1) could send them crashing down to earth in Week 3. The Colts played well in defeat against the Chargers in overtime in Week 1 before winning a hard-fought Week 2 matchup with the Titans. Quarterback Jacoby Brissett has proven to be a reliable replacement for Andrew Luck, completing over 69 percent of his passes through two games while posting a 5-1 TD-INT ratio. Marlon Mack has been a difference-maker out of the backfield, rushing 45 times for 5.0 yards per carry in 2019. He should be able to find creases against Atlanta's 16th-ranked run stoppers by yards allowed per game (110.5).

Matt Ryan has had to put the Falcons on his shoulders through two weeks,

GETTY IMAGES

as Devonta Freeman and Ito Smith have combined for just 104 yards in that span. The Colts are 11-1 against the spread in their last 12 games as the betting favorite, while the Falcons have dropped 11 straight against the spread against AFC opponents and have covered in just four of their last 16 road tilts.

The play: Colts -2

ROBERT CRISCOLA

VSiN DAILY LINE

NFL WEEK 3

DETROIT LIONS AT PHILADELPHIA EAGLES -7

TENNESSEE TITANS -1.5 AT JACKSONVILLE JAGUARS

BALTIMORE RAVENS AT KC CHIEFS -7

CINCINNATI BENGALS AT BUFFALO BILLS -6

DENVER BRONCOS AT GREEN BAY PACKERS -8

OAKLAND RAIDERS AT MINNESOTA VIKINGS -8.5

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From left to right: Terrelle Pryor, Laquon Treadwell and Jordan Matthews. With the Eagles facing injury concerns, these are three names they should consider signing this week. GETTY IMAGES

3 Free-agent wide receivers Eagles should sign

With their top two receivers dealing with injuries, the Eagles should head to market for depth.

JOVAN ALFORD
letters@metro.us

As the Philadelphia Eagles (1-1) prepare to play the Detroit Lions (1-1) on Sunday afternoon at Lincoln Financial Field, they could be without their top two starting wide receivers when they take the field.

On Sunday night against the Atlanta Falcons, the Eagles saw both Alshon Jeffery and DeSean Jackson get bit by the injury bug. This meant that quarterback Carson Wentz had to depend on receivers Nelson Agholor, Mack Hollins, and rookie J.J. Arcega-Whiteside.

Agholor led the team in receiving with eight receptions (10 targets) for 107 yards and a touchdown. Hollins racked up five receptions (eight targets) for 50 yards, while Arcega-Whiteside had a catch (four targets) for four yards.

Therefore, one could make the case that two of those wide receivers had a solid outing without Jeffery and Jackson available. However, can those guys duplicate these performances or play better over the next two games?

The answer to that question is a wait and see. As things currently stand, Jackson is reportedly expected to be sidelined for about two weeks with an abdominal strain. Jeffery, however, is reportedly dealing with a calf strain and his status for the team's next two games are in doubt.

That being said, the Eagles could be in some serious trouble if another one of their wide receivers goes down.

Therefore, Philadelphia's front office should probably explore the free-agent market for some extra insurance. Here are three wide receivers that can help Philadelphia in a pinch over the next couple of weeks.

JORDAN MATTHEWS

When the Eagles lost Mike Wallace in Week 2 to a fractured fibula last season and were without Jeffery — who was still rehabbing from his shoulder injury — they signed former second-round pick Jordan Matthews for the rest of the 2018 campaign.

In 14 games with the Eagles (three games started), Matthews had 20 receptions for 300 yards and two touchdowns. He also led the team in yards per reception (15.0) and posted a career-high in catch percentage (71.4).

In addition to his regular-season production, Matthews had a 37-yard touchdown reception in the NFC Divisional playoffs against the New Orleans Saints.

The 26-year-old wideout proved last season that he could stay healthy, which has been a bugaboo to start his career.

Matthews eventually signed a cheap one-year deal in free agency with the San Francisco 49ers but was released after the preseason. If the Eagles are looking for a familiar face who knows the offense, then Matthews is their guy.

TERRELLE PRYOR

Another wide receiver who the Eagles should consider is Terrelle Pryor. The former quarterback turned wideout has been hit with the injury bug over the last couple of seasons but could be a viable option in spot duty.

The 29-year-old Pryor was released from injured reserve earlier this month from the Jacksonville Jaguars with an injury settlement. Before his quick stint with the Jaguars, the 6-foot-4 wideout spent some time with the Buffalo Bills and the New York Jets last season.

In 2016, Pryor had a career-year with the Cleveland Browns, where he had 77 receptions (140 targets) for 1007 yards and four touchdowns. However, the former Ohio State standout could not parlay his breakout performance into a long-term deal that next offseason.

Ultimately, he signed a one-year, six million deal with the Washington Redskins. With Washington, Pryor could not capitalize off of his 2016 campaign thanks to an ankle injury. In 11 games played with the Redskins, he had 20 receptions (37 targets) for 240 yards and a touchdown.

Pryor would give the Eagles a big red zone target, who can occasionally stretch the field.

LAQUON TREADWELL

Remember when the Eagles worked out former first-round pick Corey Coleman, who has been considered a bust by most accounts?

It caught many people by surprise, but the team needed some help at the position.

The Eagles are not in this same position this time around, but there's nothing wrong with them working out former Minnesota Vikings first-round pick Laquon Treadwell.

Treadwell had a lot of buzz surrounding him in the 2016 NFL Draft coming out of Ole Miss. However, he could never translate that buzz and hype into NFL-level production.

The 6-foot-2 wideout was cut at the end of the preseason and has worked out for the Buffalo Bills and Detroit Lions this month. Surprisingly, last season was considered Treadwell's best year as a pro.

The former Ole Miss standout had 35 receptions (53 targets) for 302 yards and a touchdown. Within the Eagles' offense, Treadwell would be another red-zone target for Wentz.

Honorable mentions: Dez Bryant, Bruce Ellington, Justin Hunter, Marken Michel, Greg Ward Jr. (Practice Squad), Mike Wallace

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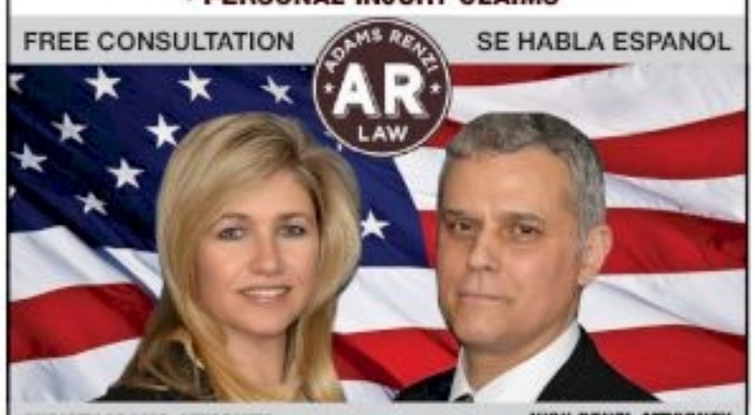

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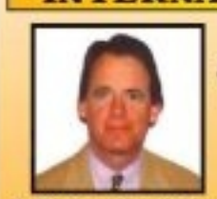

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LEGAL NOTICES

Court of Common Pleas for the County of Philadelphia, June Term, 2019, No. 007059.

Notice is hereby given that on July 17, 2019, the petition of Steven Daniel McCartney, praying for a decree to change his name to Daniel McCartney.

The Court has fixed September 20, 2019 at 10:30AM, in Room No. 691, City Hall, Philadelphia, PA for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petition should not be granted.

Court of Common Pleas for the County of Philadelphia, July Term, 2019, No. 4725.

Notice is hereby given that on August 2, 2019, the petition of Bryce Jalen Broadus, praying for a decree to change his name to Bryce Jalen Peterson.

The Court has fixed September 27, 2019 at 9:30 AM, in Room No. 691, City Hall, Philadelphia, PA for hearing.

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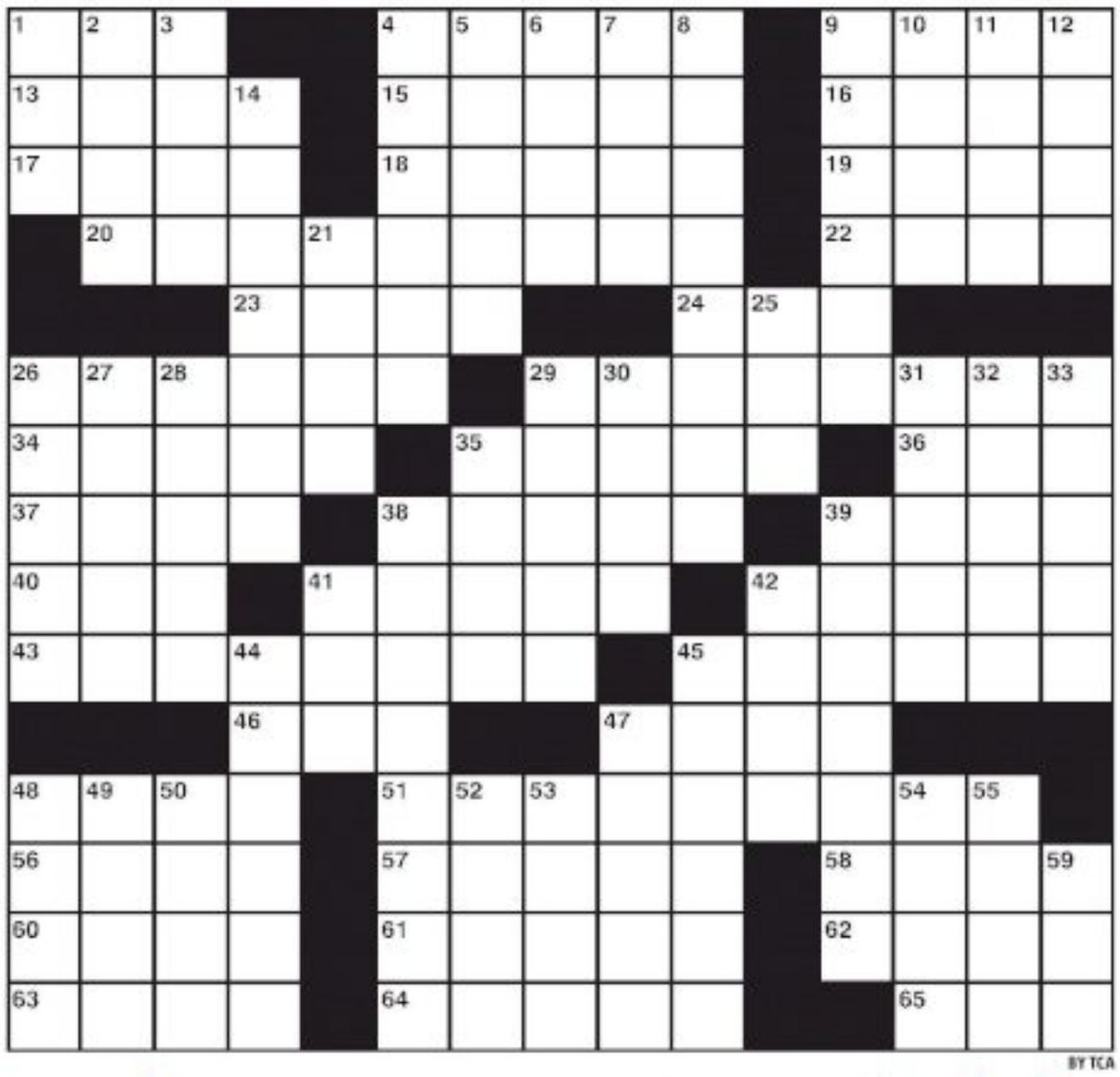
25 "This food looks awful!"
26 Marsh
27 Word with bears or opposites
28 India's currency
29 Leg parts
30 __ moth; green insect
31 Overdo the role
32 __ for; cheers on
33 Soft drinks
35 __ in; wearing
38 Not plural
39 Daybreak
41 Hideaway
42 Lincoln & Ford
44 Tried out
45 Stops
47 Foul-smelling
48 Loony
49 Suffix for flex or digest
50 Part of a hammer
52 Second to __; finest
53 Ice cream scoop holder
54 Close
55 "I __ Name"; Jim Croce hit
59 Just purchased



BY TCA

metro.us/wordsearch

U	D	E	C	K	W	P	I	H	S
Z	C	Y	R	A	M	A	T	E	Y
S	K	J	V	U	N	Y	A	L	O
T	B	Q	Y	T	S	N	L	C	H
N	E	V	E	S	O	A	O	A	A
J	O	S	H	T	N	R	E	N	C
N	M	W	N	D	A	X	R	R	S
K	O	O	H	P	J	R	E	A	T
Y	P	O	E	Z	T	W	I	B	P
E	Q	B	O	D	E	L	R	P	X

Ahoy
Barnacle
Cannon
Crew
Deck
Hook
Land ho
Matey
Parrot
Pirate
Sail
Sea
Seven
Ship
Treasure

metro.us/wander

Category: Idiom

M	A	E	R
Q	U	I	D
E	M	E	A
R	F	O	R

Trace a path, using every letter once, to find the hidden phrase. Your path can turn in any direction, but not diagonally.

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8			7		9	6		
			8	5				7
4				2	1		9	
				1		8	3	4
7		3				5		1
1	8	4		3				
	4		1	9				3
3				7	8			
		7	3		2			9

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■	D	I	N	■	S	C	R	A	P	■	S	L	O	W
M	A	N	E	■	T	R	I	C	E	■	K	I	W	I
G	N	A	T	■	R	E	C	E	P	T	I	O	N	S
M	A	D	■	P	A	P	A	S	■	R	I	N	S	E
■	■	E	L	O	P	E	■	■	B	U	N	■	■	■
P	I	Q	U	E	S	■	■	L	I	N	G	E	R	■
A	D	U	L	T	■	S	T	E	A	K	■	V	A	T
R	E	A	L	■	S	T	A	G	S	■	B	E	T	H
T	A	T	■	S	T	A	R	S	■	M	A	R	I	A
■	L	E	E	W	A	Y	■	■	C	A	N	Y	O	N
■	■	■	R	I	B	■	■	S	I	N	E	W	■	■
S	L	O	O	P	■	G	R	I	N	S	■	H	A	D
W	O	N	D	E	R	L	A	N	D	■	H	E	I	R
A	B	L	E	■	V	E	R	G	E	■	A	R	M	Y
T	O	Y	S	■	S	N	E	E	R	■	L	E	S	■

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